

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Richard K. Mason
Valerie P. Mason

103 HEATHERWOOD DR
MADISON, AL 35758

File No.: MV-20-26832

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Hundred Fifty Thousand Dollars and No Cents (\$550,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Nathanael D. Hunt and Leigh Hunt, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Richard K. Mason and Valerie P. Mason**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

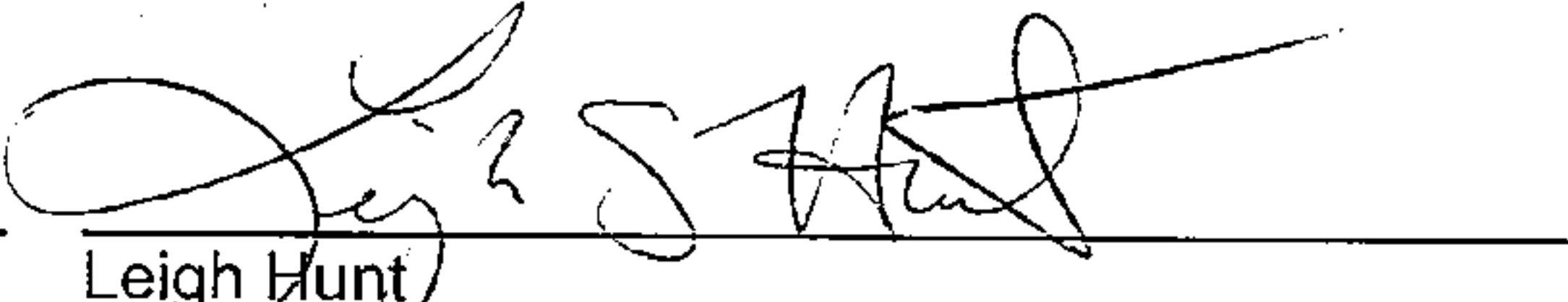
\$440,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of January, 2021.


Nathanael D. Hunt

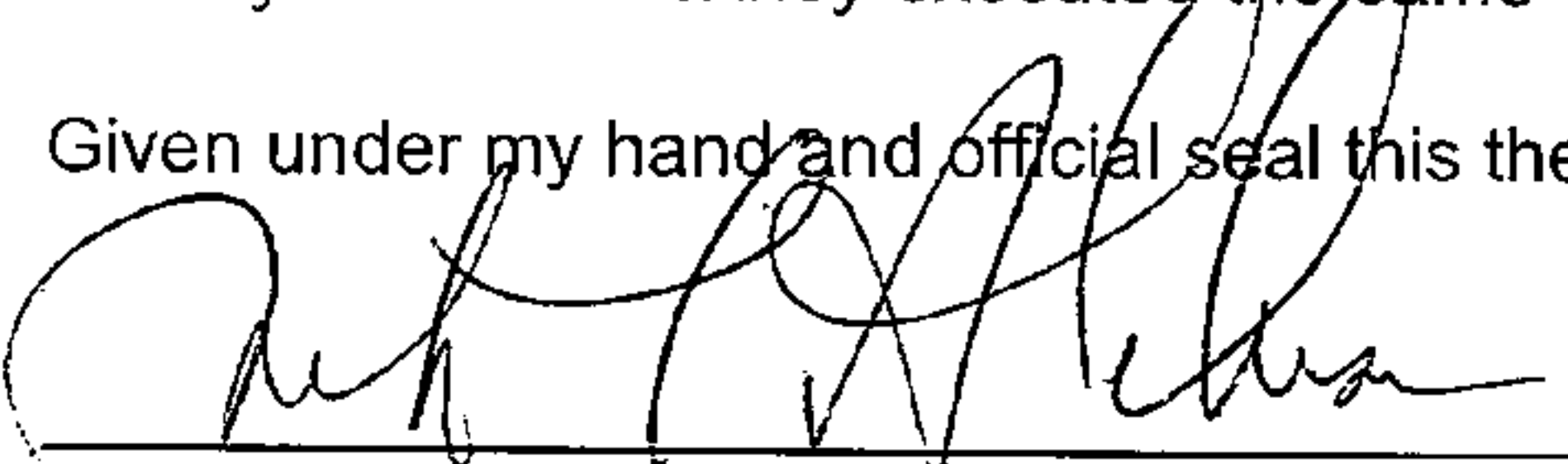

Leigh Hunt

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Nathanael D. Hunt and Leigh Hunt, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 2021.


Notary Public, State of Alabama
Mike T Atchison

My Commission Expires: September 01, 2024

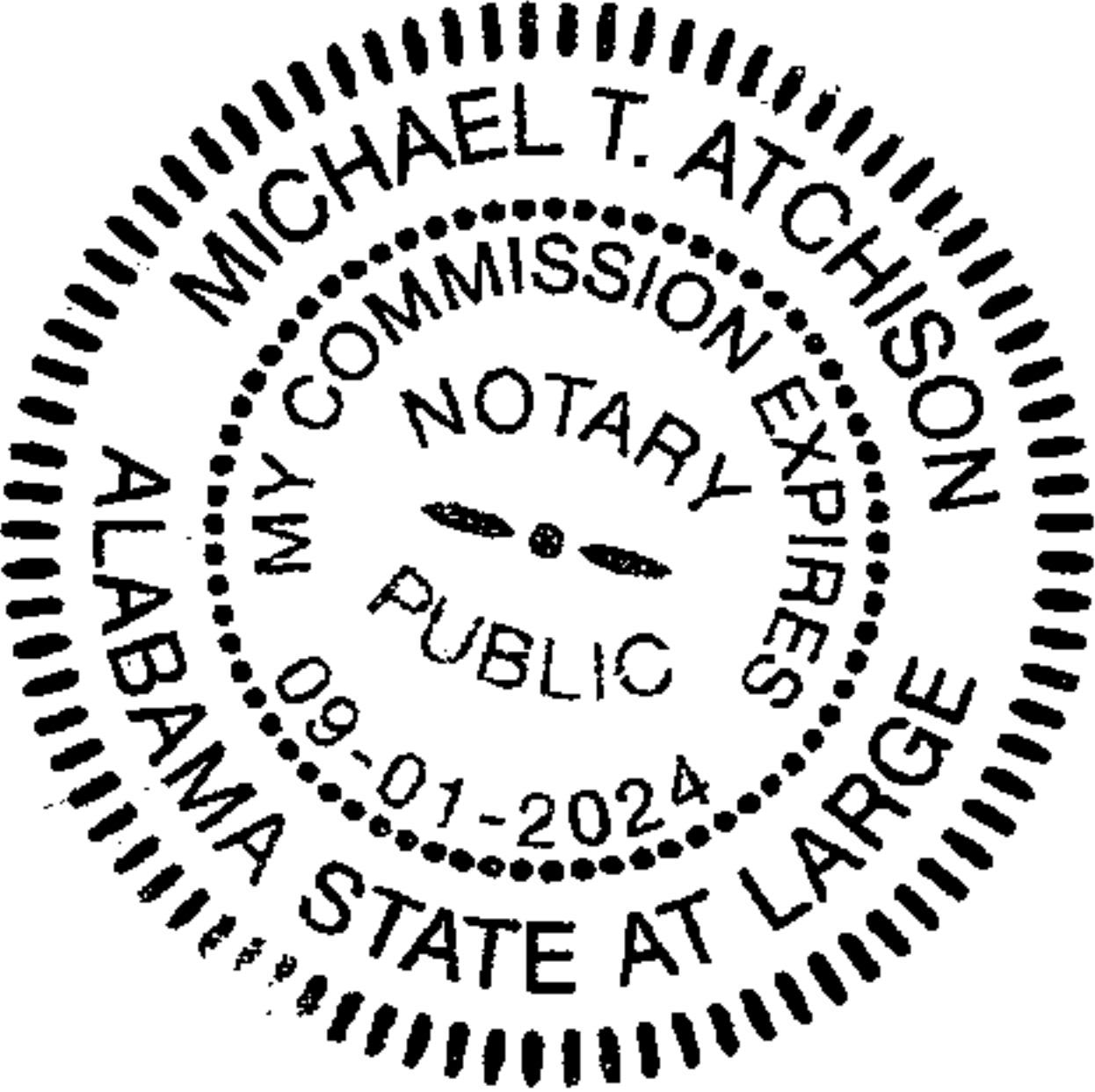


EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land situated in the NE 1/4 of Section 13, Township 22 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW Corner of Lot 1 of Shelby Shores, 1970 Addition, as recorded in Map Book 5, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Easterly R.O.W. line of Shelby County Highway 42; thence S11°18'18"W and along said R.O.W. line a distance of 174.61' to the POINT OF BEGINNING; thence S11°00'25"W and along said R.O.W. line a distance of 142.55'; thence S63°36'13"E and leaving said R.O.W. line a distance of 231.60' to a seawall on the edge of Lay Lake; thence N06°55'52"E and along said seawall a distance of 49.17'; thence N02°00'38"E and along said seawall a distance of 40.58'; thence N50°42'12"W and leaving said seawall a distance of 242.41' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Nathanael D. Hunt	Grantee's Name	Richard K. Mason
Mailing Address	PO Box 1163	Mailing Address	Valerie P. Mason
	Shelby, AL 35143		103 Henfordswood Dr
			Madison AL 35758
Property Address	17684 Highway 42 .	Date of Sale	January 15, 2021
	Shelby, AL 35143	Total Purchase Price	\$550,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

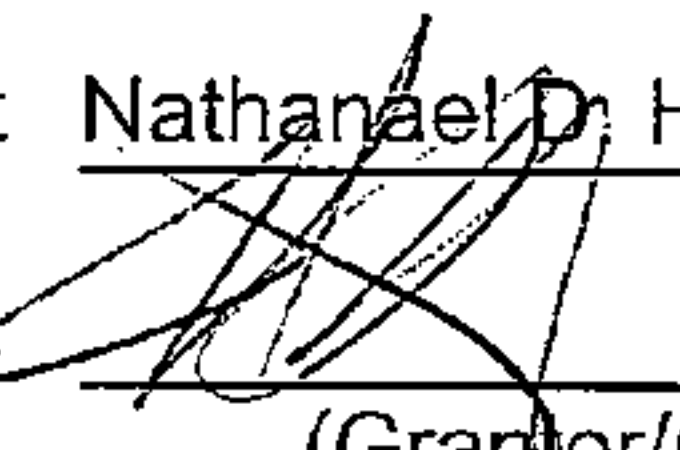
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

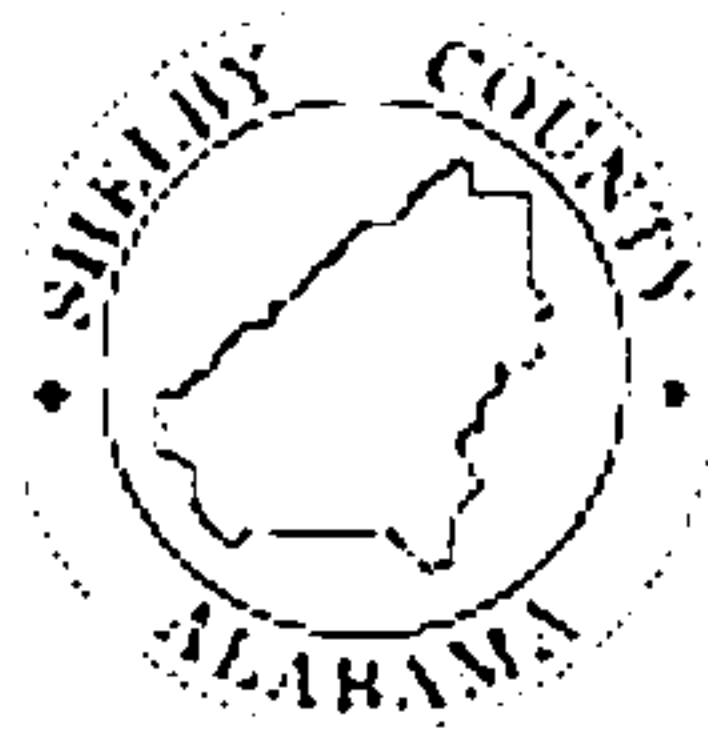
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	January 14, 2021	Print	Nathanael D. Hunt
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2021 03:42:38 PM
\$138.00 CHERRY
20210115000026860

Allen S. Bayl