

This Instrument was Prepared by:

Send Tax Notice To: James B. Brooks

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

75 Murphy Lane
Columbiana, AL 35051

File No.: MV-21-26994

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Three Hundred Thousand Dollars and No Cents (\$300,000.00)**, 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, **Randall E. Hagerla and Janet C. Hagerla, Trustees of the Randall and Janet Hagerla Living Trust, dated December 21, 2017**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James B. Brooks**, (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 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

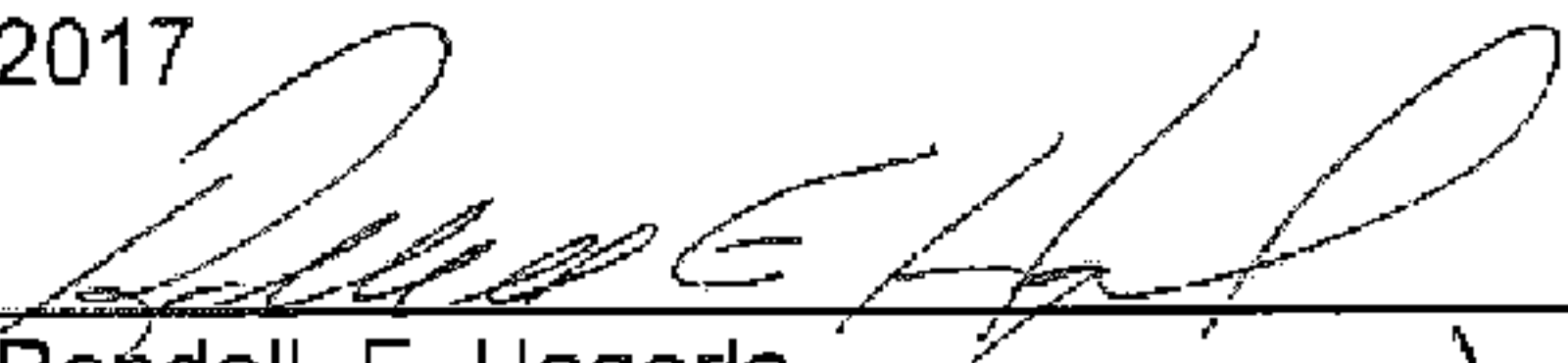
\$150,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

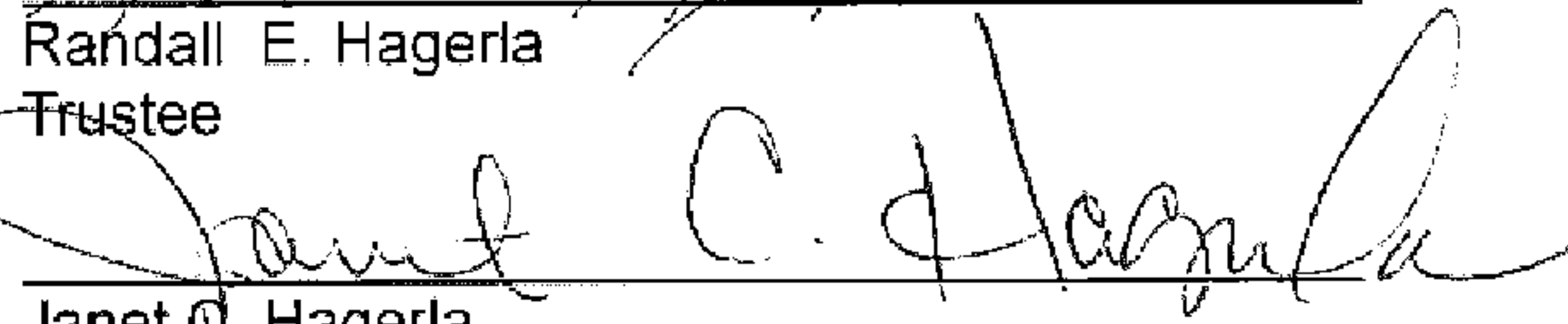
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 16th day of March, 2021.

RANDALL E. HAGERLA AND JANET C. HAGERLA,
TRUSTEES OF THE RANDALL AND JANET
HAGERLA LIVING TRUST, DATED DECEMBER 21,
2017



Randall E. Hagerla
Trustee




Janet C. Hagerla
Trustee

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 Randall E. Hagerla and Janet C. Hagerla, Trustees of the Randall and Janet Hagerla Living Trust, dated December 21, 2017, 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 16th day of March, 2021



Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

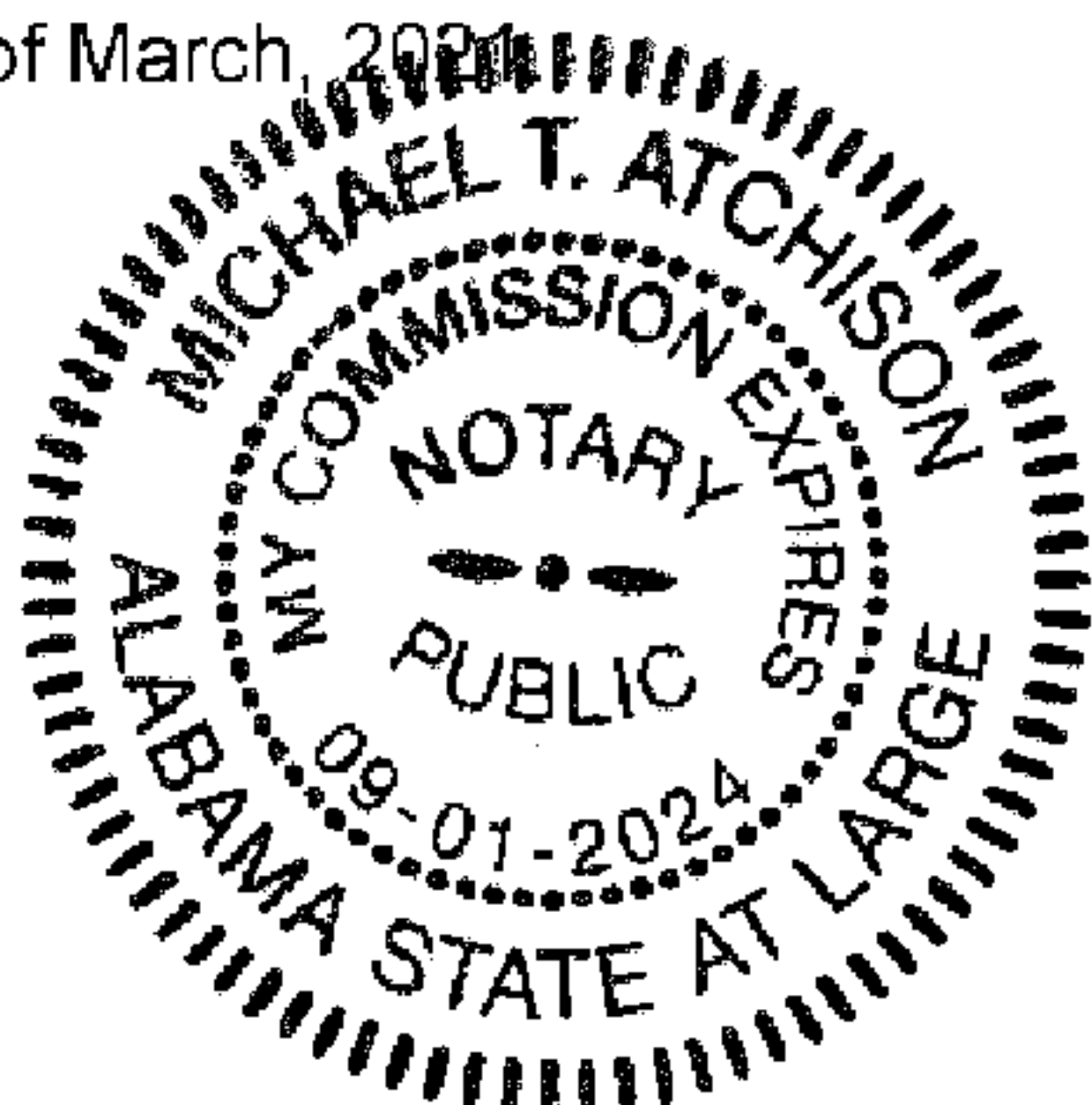


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 6 and 7, according to the unrecorded map of Paradise Point Marina, Lease Lots, being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of SW 1/4, of Section 36, Township 21 South, Range 1 East, Shelby County, Alabama, and run South along the East line of said 1/4-1/4 Section a distance of 375 feet to the point of beginning; thence turn right and run West 175 feet to a point; thence turn left and run South 225 feet, more or less, to a point on the 397 contour of Lay Lake Reservoir; thence run East along said 397 contour 175 feet, more or less, to a point on the East line of said SE 1/4 of SW 1/4; thence run North along said East line 225 feet, more or less, to the point of beginning.
Situating in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Randall E. Hagerla and Janet C. Hagerla, Trustees of the Randall and Janet Hagerla Living Trust, dated December 21, 2017	Grantee's Name	James B. Brooks
Mailing Address	75 Murphy Ln Columbiana AL 35051	Mailing Address	75 Murphy Lane Columbiana, AL 35051
Property Address	75 Murphy Ln. Columbiana, AL 35051	Date of Sale	March 16, 2021
		Total Purchase Price	\$300,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

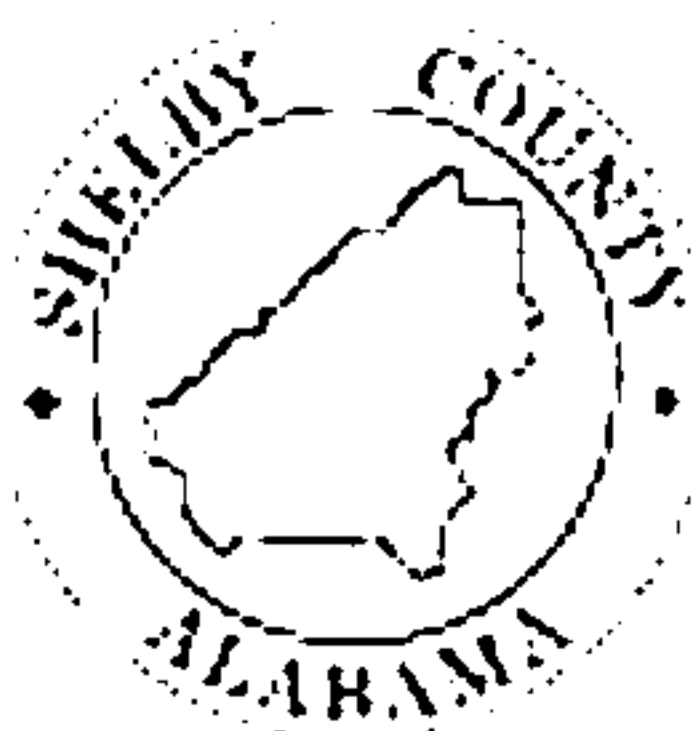
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	March 16, 2021	Print	Randall E. Hagerla and Janet C. Hagerla, Trustees of the Randall and Janet Hagerla Living Trust, dated December 21, 2017
<input type="checkbox"/> Unattested		Sign	<input checked="" type="checkbox"/> [Signature] (Grantor/Grantee/Owner/Agent) circle one
	(verified by)		<input checked="" type="checkbox"/> [Signature] Janet C. Hagerla



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/17/2021 08:27:38 AM
\$179.00 MIST
20210317000132620

Form RT-1

Allen S. Boyd