

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Terry Lee Hodgens & Dorothy A. Hodgens
9516 Hwy 11
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and No/00 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Terry Lee Hodgens and wife Dorothy A. Hodgens, herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Terry Lee Hodgens and wife Dorothy A. Hodgens, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

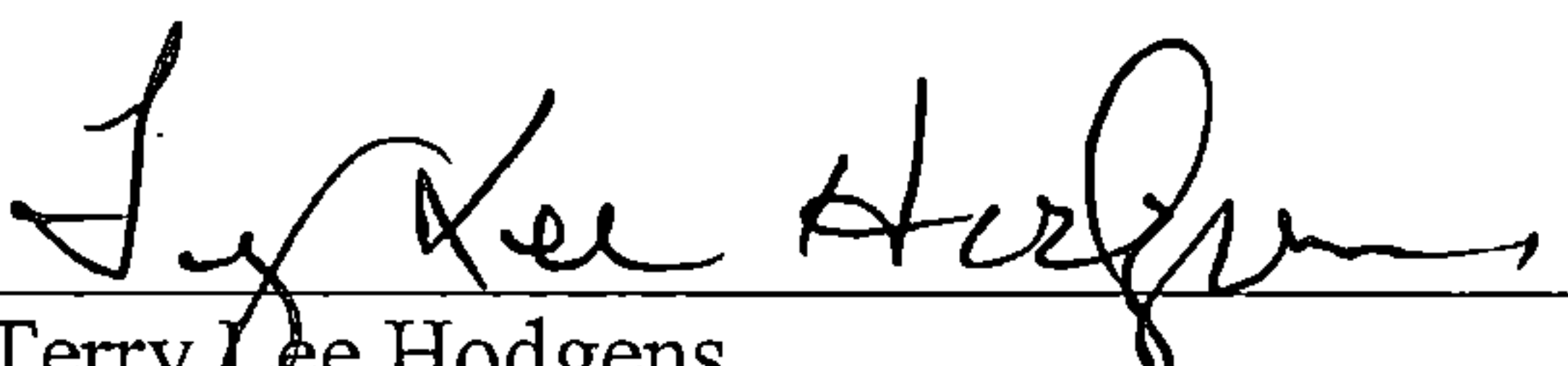
Subject to 2021 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS DEED IS BEING RECORDED TO CLEAR TITLE.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of April, 2021.

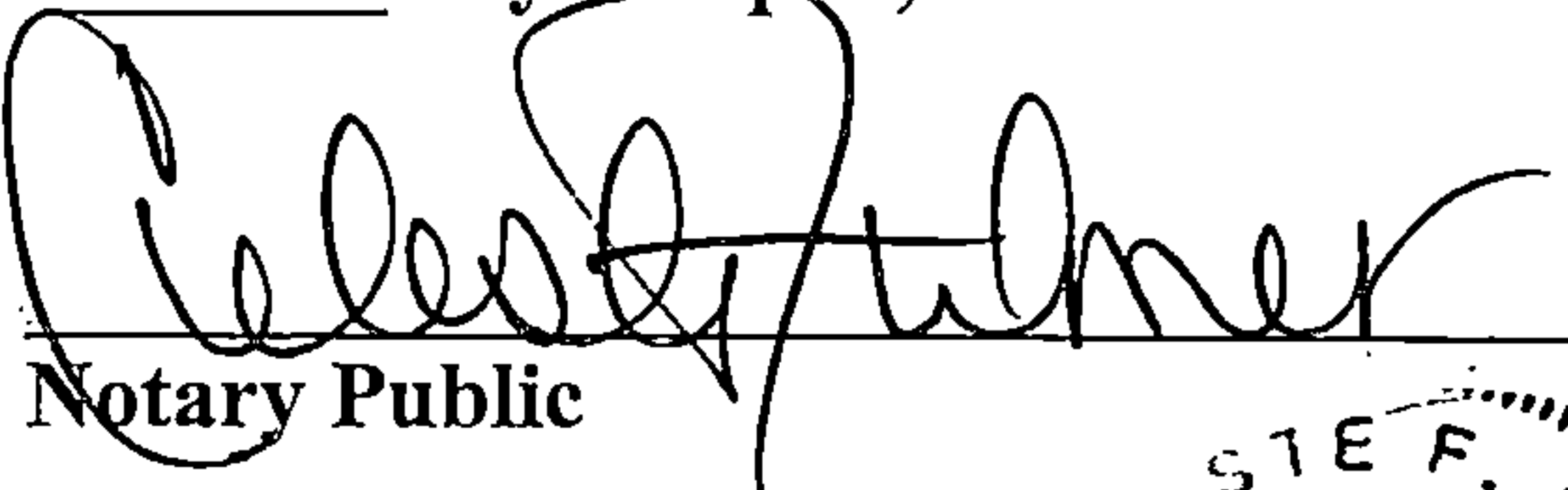

Terry Lee Hodgens


Dorothy A. Hodgens

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry Lee Hodgens and Dorothy A. Hodgens, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2021.


Notary Public

My Commission Expires: 10-9-24

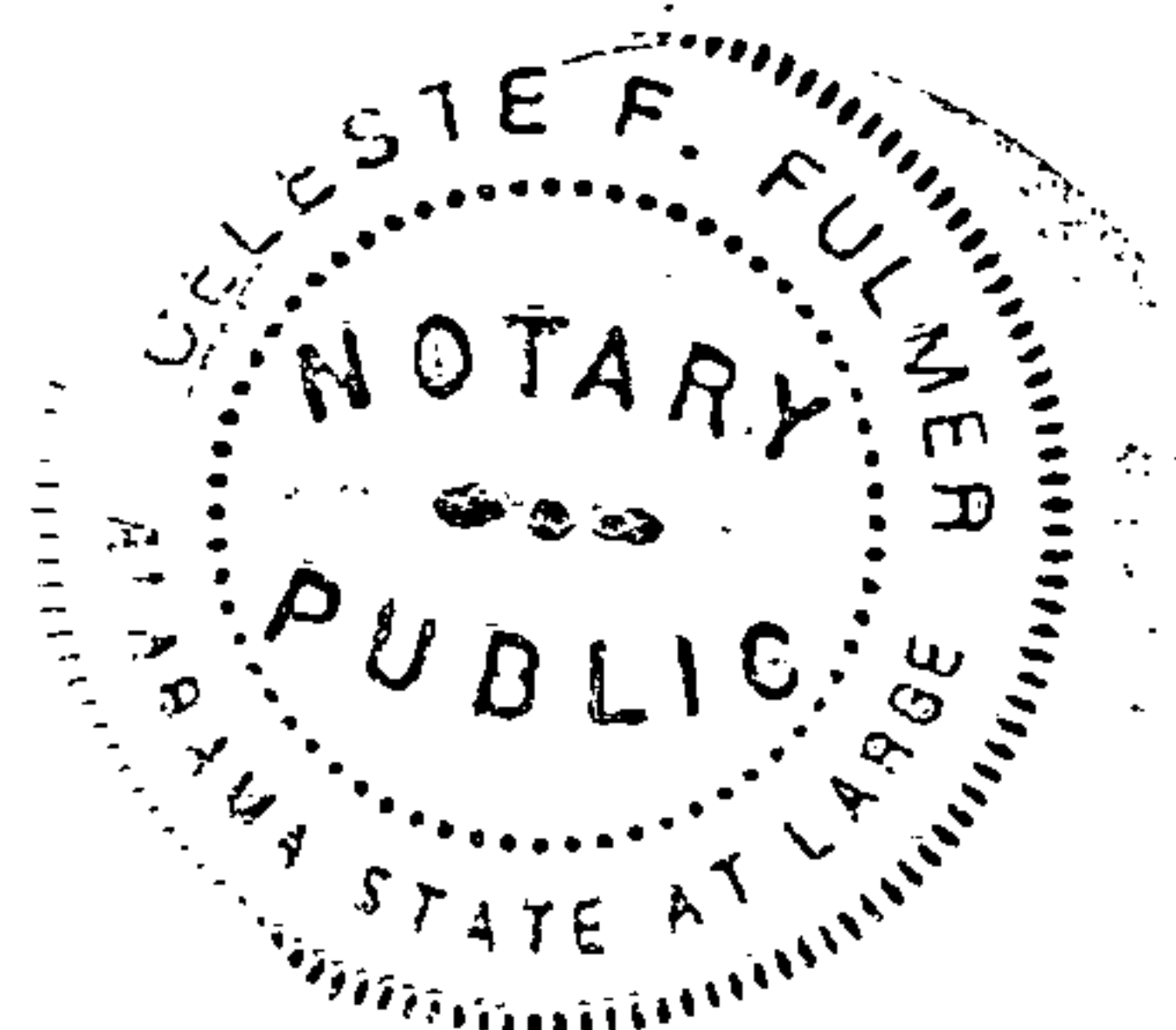


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land lying in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a P.K. Nail and Washer set at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 248.67 feet to an iron pin set; thence turn an interior angle to the right of 89 deg. 58 min. 23 sec and run in a Southerly direction for a distance of 315.55 feet to an iron pin set; thence turn an interior angle to the right of 71 deg. 30 min. 00 sec. and run in a Northeasterly direction for a distance of 14.50 feet to an iron pin set; thence turn an interior angle to the right of 270 deg. 00 min. 00 sec. and run in a Southeasterly direction for a distance of 55.95 feet to an iron pin set; thence turn an interior angle to the right of 108 deg. 37 min. 17 sec. and run in a Southeasterly direction for a distance of 216.40 feet to an iron pin set on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an interior angle to the right of 90 deg. 00 min. 00 sec. and run in a Northerly direction along the said East line for a distance of 364.35 feet to the POINT OF BEGINNING. Containing 2.33 acres, more or less.

LESS & EXCEPT that portion of the above described property lying within the right of way of Highway 11.



20210405000168550 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/05/2021 02:40:09 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Terry Lee Hodgens & Dorothy A. Hodgens
Mailing Address 9516 Highway 11
Chelsea, AL 35043

Grantee's Name Terry Lee Hodgens & Dorothy A. Hodgens
Mailing Address 9516 Highway 11
Chelsea, AL 35043

Property Address 9516 Highway 11
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

****THIS DEED IS BEING RECORDED TO CLEAR TITLE.****

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other To Clear Title

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 or 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 4-5-21

Print TERRY LEE HODGENS

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



20210405000168550 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/05/2021 02:40:09 PM FILED/CERT