

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Loren Michael Hacker and Mary Elizabeth Hacker, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Gary Clinkscales, Sr. (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description.

Subject to easements, restrictions, reservations, conditions, covenants, and rights of way of record.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

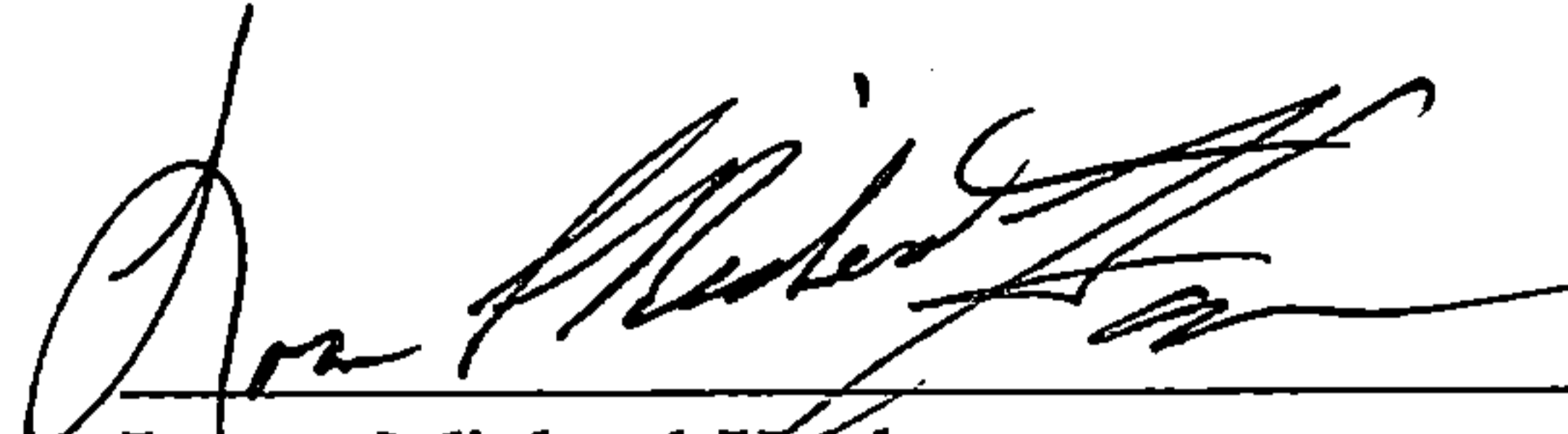
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his heirs and assigns forever, against the lawful claims of all persons.

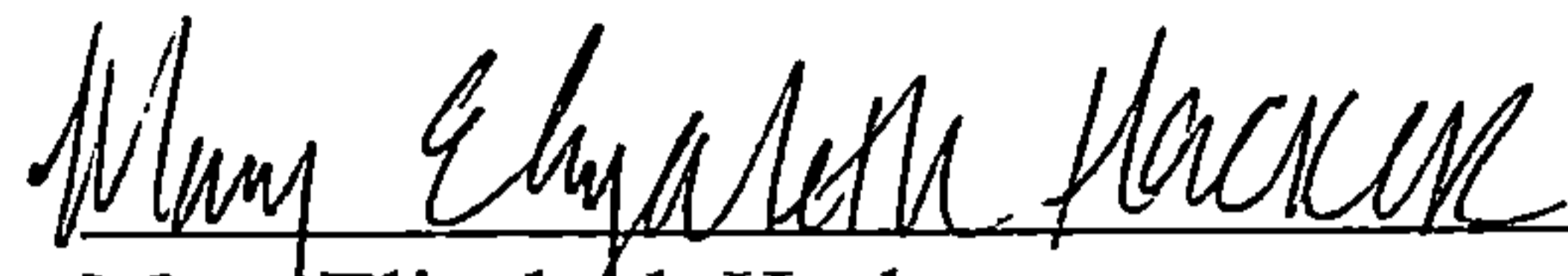


20210426000204230 2/4 \$88.00
Shelby Cnty Judge of Probate, AL
04/26/2021 09:20:46 AM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

1st day of October, 2020.

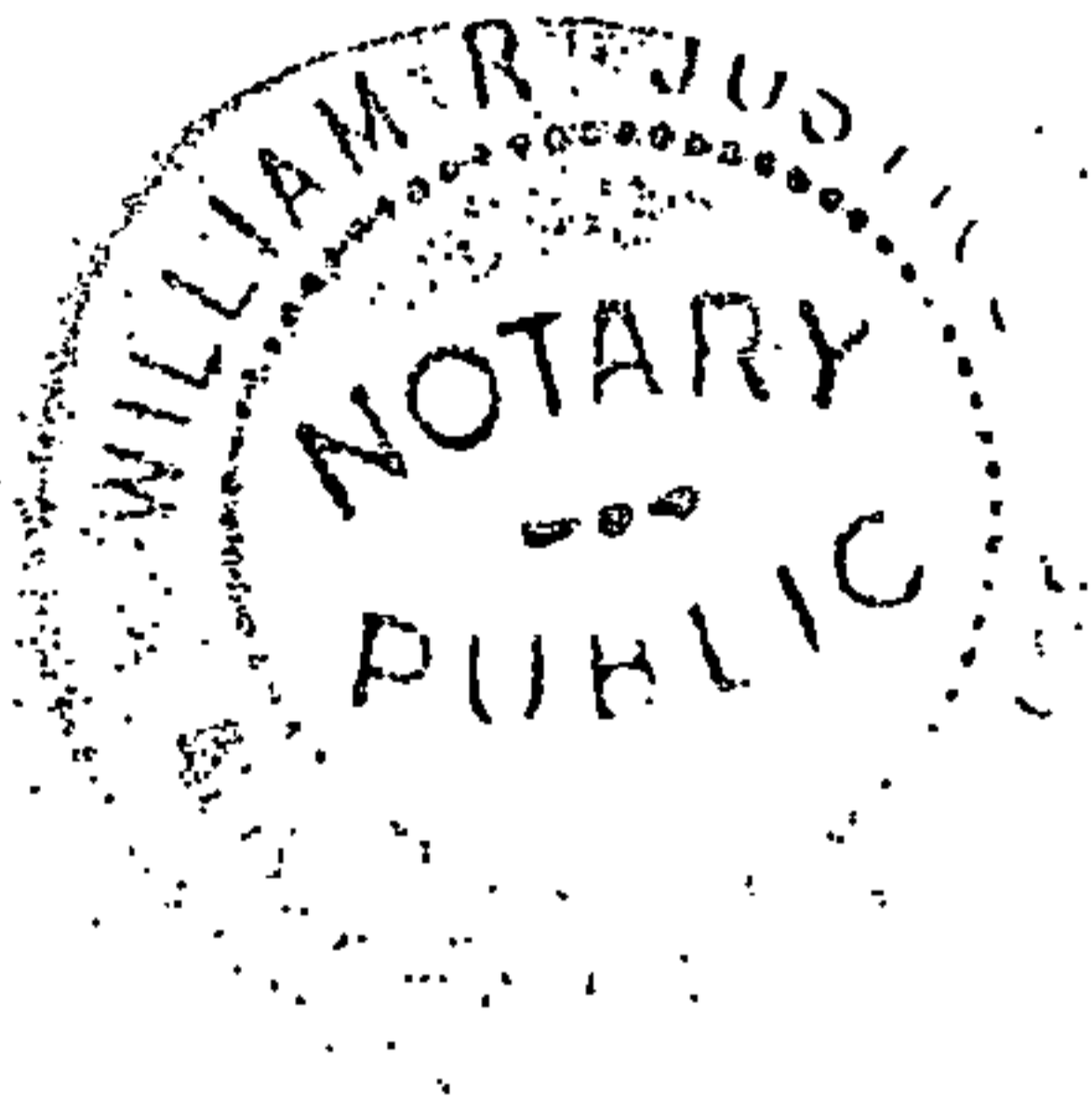

Loren Michael Hacker


Mary Elizabeth Hacker

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lorean Michael Hacker and Mary Elizabeth Hacker, whose names 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 1st day of October, 2020.




Notary Public

My commission expires: 9/12/23



20210426000204230 3/4 \$88.00
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EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the SW 1/4 of the SW 1/4 of Section 23, Township 18, Range 2 East, lying East of the Martintown Road, except the following:

Start at the Southeast corner of the Southwest Quarter of Southwest Quarter, Section 23, Township 18, Range 2 East, being the point of beginning. Thence North 85°00' West 631.0 feet to the East side of cherted road; thence North 7°51' East 249.4 feet along East side of cherted road; thence South 87°21' East 620.0 feet to the East Boundary line of said Quarter Quarter Section; thence South 5°11' West 274.5 feet to the Point of Beginning.

Also Less and Except property described in Deed Book 268, Page 466 and Instrument #: 1993-36661, recorded in the Probate Office of Shelby County, Alabama.

MEH

Real Estate Sales Validation Form

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

Grantor's Name Loren Michael Hacker
Mailing Address and Mary Elizabeth Hacker
116 Thatcher Rd
Vincent, AL 35186

Grantee's Name Gary Clinkscales, Sr.
Mailing Address 1861 Hwy 57
Vincent, AL 35186

Property Address Hwy 57
Vincent, AL

Date of Sale 10/1/2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 56,930.00

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

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 _____ Print Loren Michael Hacker
Unattested _____ Sign  _____
(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one