

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Vestavia Hills, AL 35216

SEND TAX NOTICE TO:

FRANK HANSON, III
3012 SPRINGFIELD CIRCLE
CHELSEA, AL 35043

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Eighty Five Thousand and 00/100 Dollars (\$285,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, TASHIDA R. MAHONE, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto FRANK HANSON, III AND JANET KATHRYN HANSON (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of his/her right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 7-42, ACCORDING TO THE PLAT OF CHELSEA PARK, 7TH SECTOR, FIRST ADDITION, AS RECORDED IN MAP BOOK 37, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$236,500 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

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


IN WITNESS WHEREOF, the Grantor has hereunto his/her hands and seals, this 6th day of JULY, 2021.


TASHIDA R. MAHONE

STATE OF ALABAMA)
JEFFERSON COUNTY)

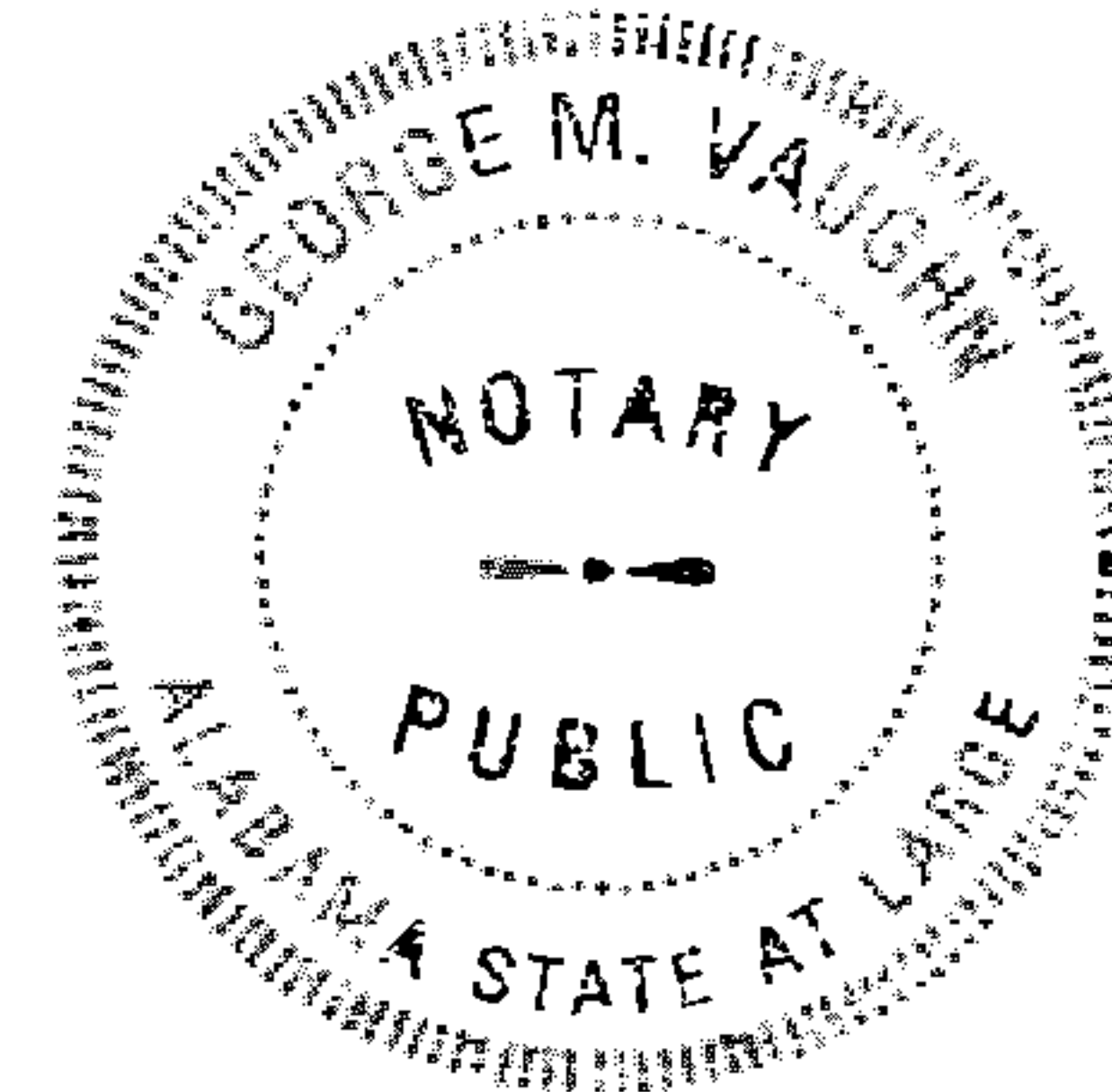
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, TASHIDA R. MAHONE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of JULY, 2021.



Notary Public

My Commission Expires: 9/18/2021



Real Estate Sales Validation Form

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

Grantor's Name Tashid R. McNamee
Mailing Address 40 George Vaughn
100 Old Town Road SE
Verona AL 35016

Grantee's Name Frank Hanson III
Mailing Address 3012 Springfield Circle
Chelsea AL 35043

Property Address 3012 Springfield Circle
Chelsea AL 35043

Date of Sale 7/6/2021
Total Purchase Price \$ 285,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2021 08:14:01 AM
576.50 CHERRY
20210708000330020

Ann S. Byrd

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 7/6/2021

Unattested

(verified by)

Print

Sign

George M. Vaughn

(Grantor/Grantee/Owner/Agent) circle one