

This Instrument was Prepared by:

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

File No.: S-21-27460

Send Tax Notice To: Jamey Hatchett

Krystal M. Hatchett
12389 Hwy 47
Shelby AL 35143

**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 **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, 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, **William Homer McNeill II and Catherine Ann McNeill**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jamey Hatchett and Krystal M. Hatchett**, (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 taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

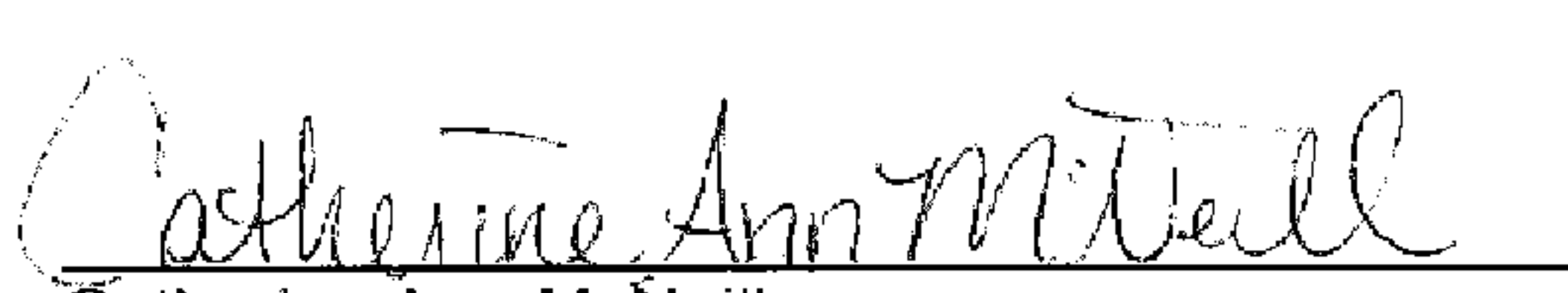
\$60,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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.

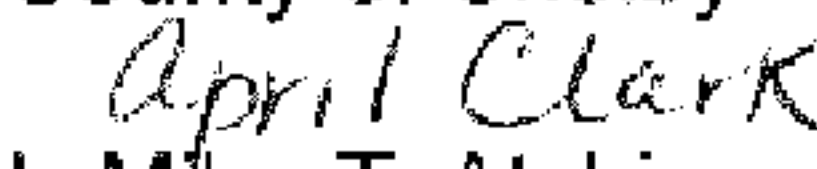
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of July, 2021.


William Homer McNeill II


Catherine Ann McNeill

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 William Homer McNeill II and Catherine Ann McNeill, 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 20th day of July, 2021.




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



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 90 degrees 00 minutes 00 seconds East along the North line of said Section 35 a distance of 739.49 feet to a point; thence South 00 degrees 00 minutes 00 seconds East a distance of 179.53 feet to the POINT OF BEGINNING, also being on the West bank of Shack Branch slough on Lay Lake; thence South 22 degrees 35 minutes 51 seconds East along said West bank a distance of 97.23 feet to a point; thence North 90 degrees 00 minutes 00 seconds West a distance of 428.88 feet to a point; thence North 34 degrees 33 minutes 59 seconds West a distance of 109.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East a distance of 453.35 feet 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	William Homer McNeill II Catherine Ann McNeill	Grantee's Name	James M. Hatchett Krystal M. Hatchett
Mailing Address	<u>310 Co Rd 249 Clinton AL 35046</u>	Mailing Address	<u>12389 Hwy 47 Shelby AL 35143</u>
Property Address	<u>12363 Highway 47 Shelby, AL 35143</u>	Date of Sale	<u>July 20, 2021</u>
		Total Purchase Price	<u>\$120,000.00</u>
		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 July 19, 2021

Print William Homer McNeill II

Unattested

Sign *William Homer McNeill II*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2021 02:56:55 PM
\$88.00 JOANN
20210722000356260

Form RT-1

Allen S. Bayl