

1/2 Market Value of Property:

\$97,650.00

SEND TAX NOTICE TO:

Charles Buttell II and Carol A. Buttell
104 Hidden Trace Court
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100575

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, **Charles Buttell II and Carol A. Buttell, a married couple**, whose address is 104 Hidden Trace Court, Montevallo, AL 35115 (hereinafter "Grantors", whether one or more), by **Charles Buttell II, Carol A. Buttell and Charles G. Buttell III** whose address is 104 Hidden Trace Court Montevallo AL. 35115 (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees **Charles Buttell II, Carol A. Buttell and Charles G. Buttell III, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 104 Hidden Trace Ct, Montevallo, AL 35115, to-wit:**

Lot 2, Lakes at Hidden Forest Phase 1, according to the plat thereof, as recorded in Map Book 36 Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

Charles G. Buttell II is one and the same person as Charles Buttell II grantee in the deed recorded in Instrument # 20130904000359540 with the Judge of Probate 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. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantees, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seal on this 5th day of August, 2021.



Charles Büttel II

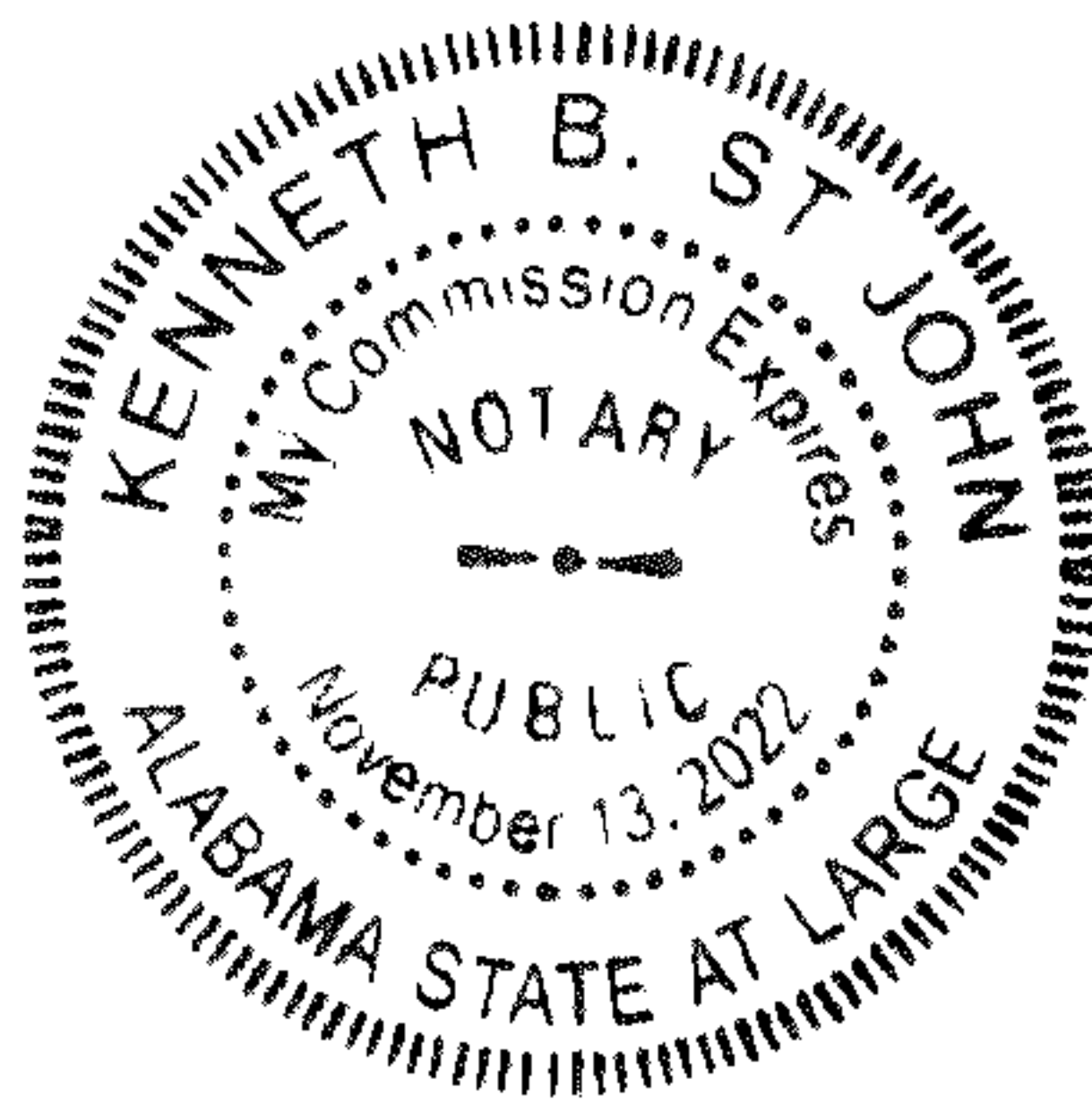

Carol A. Büttel

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Charles Büttel II and Carol A. Büttel, a married couple, 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 on this 5th day of August, 2021.


Notary Public : Kenneth B. St John
My commission expires: 11/13/2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Charles Buttell II & Carol A. Buttell	Grantee's Name	Charles Buttell II, Carol A. Buttell, & Charles G. Buttell III
Mailing Address	104 Hidden Trace Court Montevallo, AL 35115	Mailing Address	104 Hidden Trace Court Montevallo, AL 35115
Property Address	104 Hidden Trace Court Montevallo, AL 35115	Date of Sale	08/05/2021
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 195,300 (1/2 Value= \$97,650)

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 Assessor's Market Value under
23-1-35-0-007-002.000 Parcel

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 08/10/2021

Print Hyland Wehunt

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2021 10:54:22 AM
\$129.00 JOANN
20210810000388040

Allen S. Bayl