

SEND TAX NOTICE TO:

Ashton H. Carpenter II and Amanda C. Carpenter
100 Ridgeway Lane
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100593

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jon Hildreth and Leah Hildreth, a married couple**, whose address is: **New Shelby Peninsula Lot #9, Shelby, AL 35143** (hereinafter "Grantor", whether one or more), by **Ashton H. Carpenter II and Amanda C. Carpenter**, whose address is **100 Ridgeway Lane, Helena, AL 35080** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Ashton H. Carpenter II and Amanda C. Carpenter, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 100 Ridgeway Lane, Helena, AL 35080, to-wit:**

Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West; thence run Westwardly along the South line of said 1/4 -1/4 section, a distance of 449.75 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds for a distance of 149.40 feet to the point of beginning; thence turn an angle to the left of 23 degrees 10 minutes 20 seconds for a distance of 195.00 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds for a distance of 195 feet' thence turn an angle to the right of 90 degrees 00 minutes 00 seconds for a distance of 225.0 feet to the point of beginning.

Also, a 20' wide easement for ingress, egress, and utilities, described as follows:
Commencing at the SE corner of the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West; thence run North 02 degrees 15 minutes 34 seconds East along the East line of said 1/4-1/4 section, a distance of 347.92 feet; thence North 87 degrees 44 minutes 26 seconds West, a distance of 292.61 feet to the point of beginning of a 20 foot wide easement for ingress, egress, and utilities lying 10 feet on each side of, parallel to and abutting the following described centerline; thence South 58 degrees 16 minutes 13 seconds East, a distance of 40.44 feet; thence South 82 degrees 53 minutes 17 seconds East, a distance of 40.53 feet; thence South 88 degrees 39 minutes 00 seconds East, a distance of 92.94 feet; thence south 88 degrees 34 minutes 08 seconds East, a distance of 112.76 feet; thence South 88 degrees 20 minutes 16 seconds East, a distance of 102.74 feet; thence South 84 degrees 29 minutes 59 seconds East, a distance of 73.65 feet; thence South 80 degrees 40 minutes 48 seconds East, a distance of 76.08 feet; thence South 63 degrees 27 minutes 25 seconds East, a distance of 33.00 feet; thence South 38 degrees 25 minutes 50 seconds East, a distance of 27.55 feet; thence South 15 degrees 31 minutes 01 seconds East, a distance of 35.93 feet; thence South 02 degrees 01 minutes 21 seconds East, a distance of


88.89 feet; thence South 78 degrees 23 minutes 27 seconds West, a distance of 114.26 feet; thence South 69 degrees 26 minutes 08 seconds West, a distance of 51.35 feet; thence South 62 degrees 08 minutes 19 seconds West, a distance of 62.71 feet; thence South 59 degrees 33 minutes 15 seconds West, a distance of 68.92 feet to the point in the centerline of Ridgemont Drive and the end of said easement.

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.


Subject to a third-party mortgage in the amount of \$313,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has 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 Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17th day of August, 2021.



Jon Hildreth

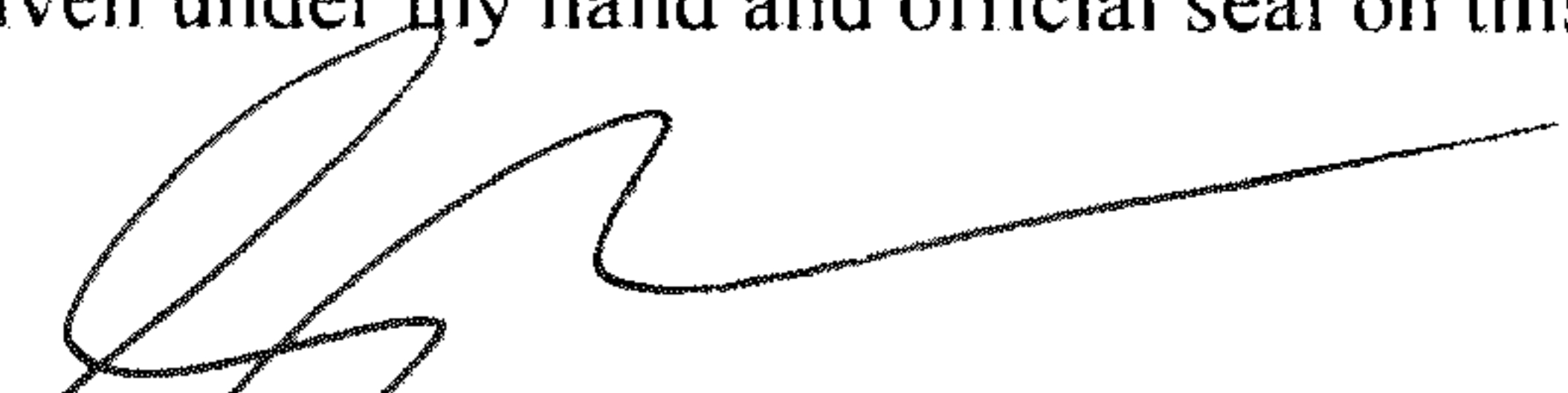


Leah Hildreth

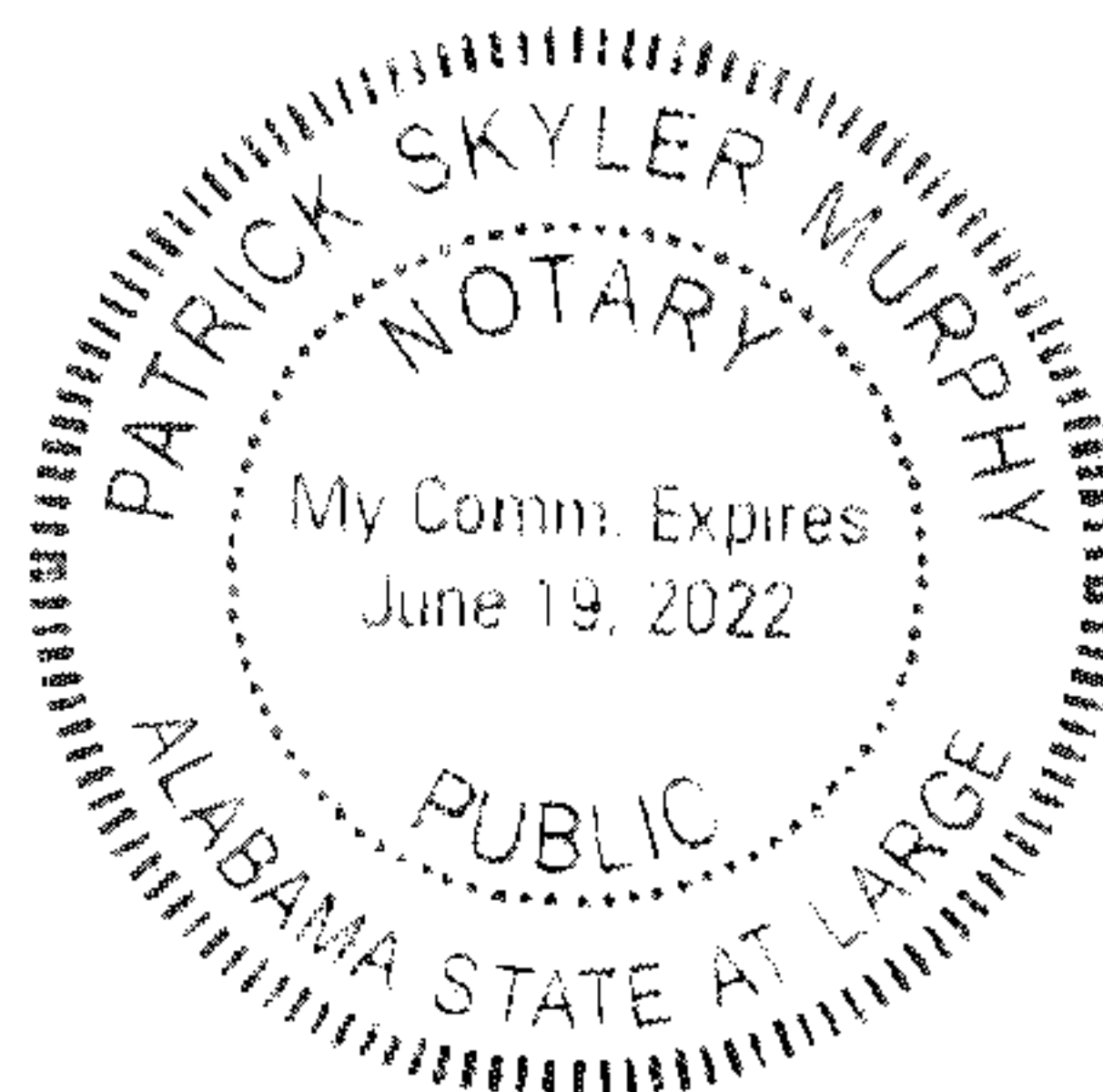
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jon Hildreth and Leah Hildreth, 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 17th day of August, 2021.



Notary Public
Printed Name: Patrick Skyler Murphy
My Commission Expires: 06/19/2022



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

Grantor's Name	<u>Jon Hildreth & Leah Hildreth</u>	Grantee's Name	<u>Ashton H. Carpenter II & Amanda C. Carpenter</u>
Mailing Address	<u>New Shelby Peninsula, Lot #9</u>	Mailing Address	<u>100 Ridgeway Lane</u>
	<u>Shelby, AL 35143</u>		<u>Helena, AL 35080</u>
Property Address	<u>100 Ridgeway Lane</u>	Date of Sale	<u>08/18/2021</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>\$ 330,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 08/19/2021Print Hyland Wehunt

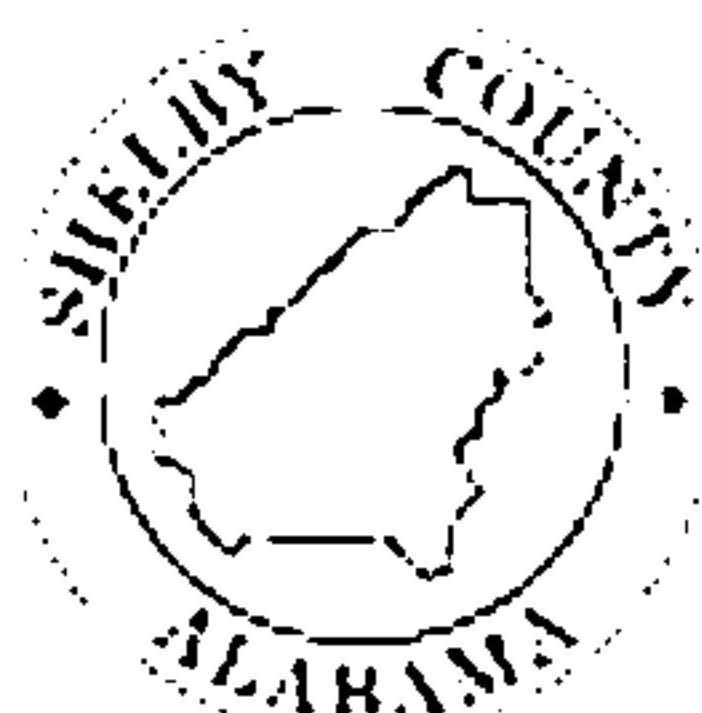
Unattested

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
08/19/2021 10:07:57 AM
\$44.50 BRITTANI
20210819000404810

Allen S. Bayal