



20211117000552850 1/4 \$42.00
Shelby Cnty Judge of Probate, AL
11/17/2021 09:53:07 AM FILED/CERT

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 June Hutchison, unmarried; Jacob Hutchison, unmarried; and Shane Hutchison, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey a life estate unto June Hutchison with remainder to Jacob Hutchison, subject to the condition stated below (herein referred to as GRANTEE) in and to the following described real estate situated in Shelby County,

Alabama to-wit:

From the SW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 7, Township 21 South, Range 2 East, run West 41.21 feet; thence right 79 deg. 39 min. a distance of 635.23 feet; thence right 89 deg. 50 min. a distance of 228.45 feet; thence left 88 deg. 15 min. a distance of 93.24 feet to the point of beginning; thence continue 93.24 feet; thence left 90 deg. 00 min. a distance of 290.00 feet; thence left 90 deg. 00 min, a distance of 66.25 feet; thence left along an arc of 65 feet radius a distance of 73.50 feet; thence easterly 230.00 feet to the point of beginning.

There is also conveyed to Grantee, his or her heirs, successors and assigns, the right to use the present boat launching site (to the extent the same was conveyed by deed recorded in Deed Book 324, page 83 in the Probate Office of Shelby County, Alabama) on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake as granted in said deed.

The remainder interest conveyed by this deed is granted under the condition that, should Jacob Hutchison sell all or a portion of the above described property, he must share the net sales price equally with Shane Hutchison. This condition shall remain in effect until the death of Jacob Hutchison or Shane Hutchison, whichever shall first

Shelby County, AL 11/17/2021
State of Alabama
Deed Tax: \$9.00



20211117000552850 2/4 \$42.00
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occur.

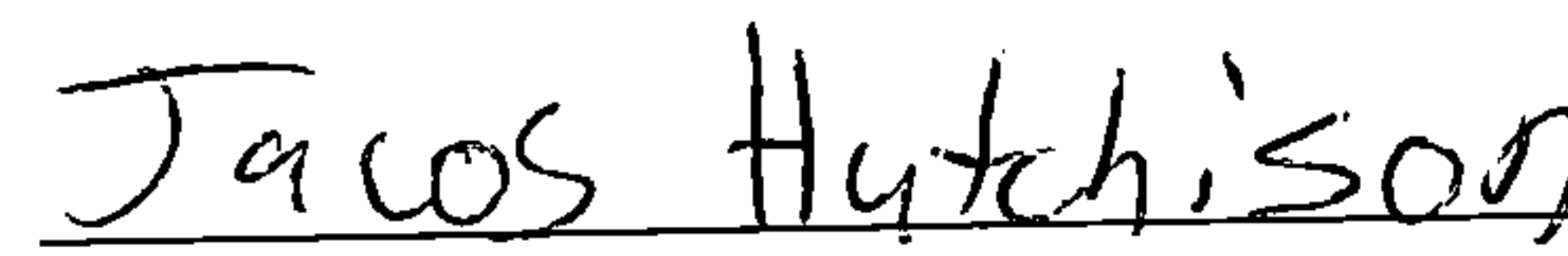
June Hutchison is the widow and Jacob Hutchison and Shane Hutchison are the only children of Frankie R. Hutchison who died intestate June 27, 2018. They are his only heirs at law.

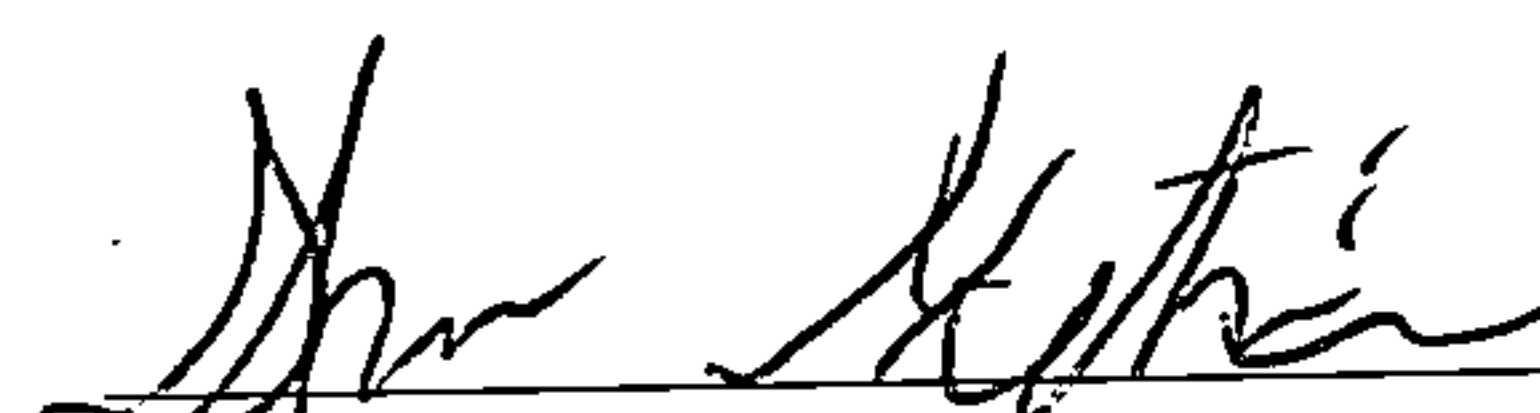
TO HAVE AND TO HOLD to the said GRANTEE and his, her, or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
____ day of September, 2020.


June Hutchison


Jacob Hutchison


Shane Hutchison

[notary acknowledgments on following page]



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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that June Hutchison, 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, she executed the same voluntarily on the day the same bears date.

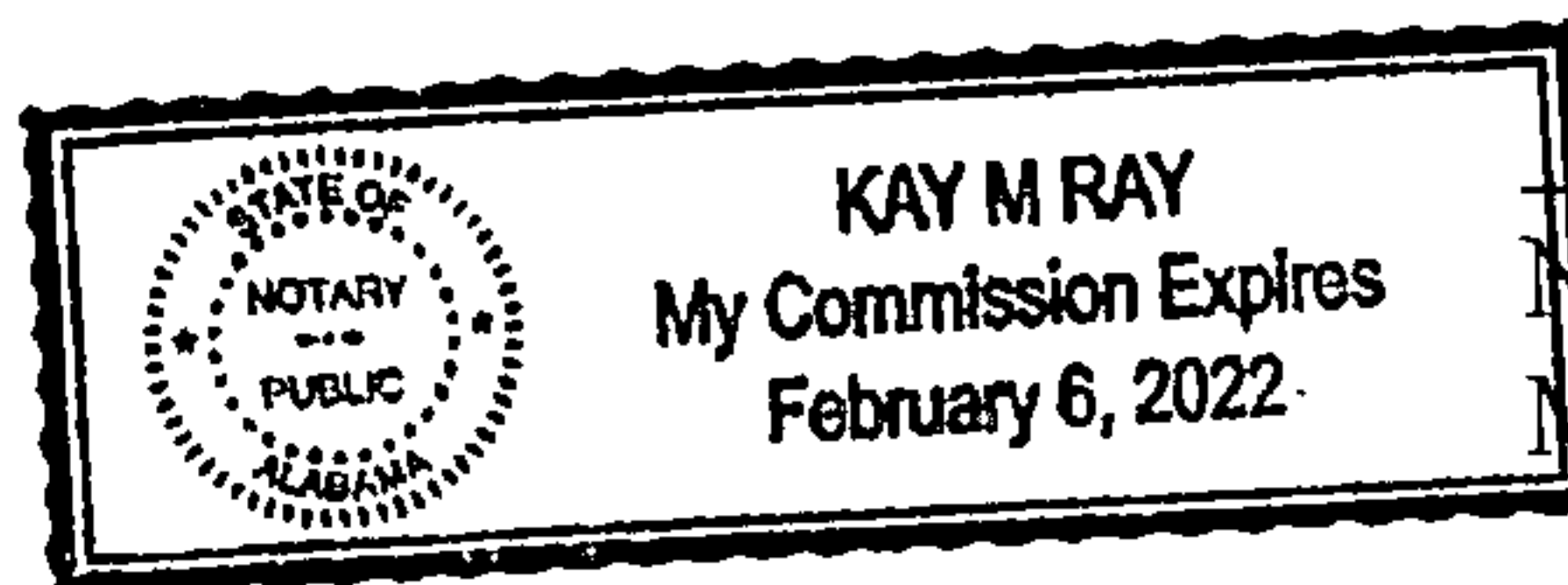
Given under my hand and official seal this 21st day of September, 2020.

William R. Jentis
Notary Public
My commission expires: 9-12-23

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Hutchison, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2020.

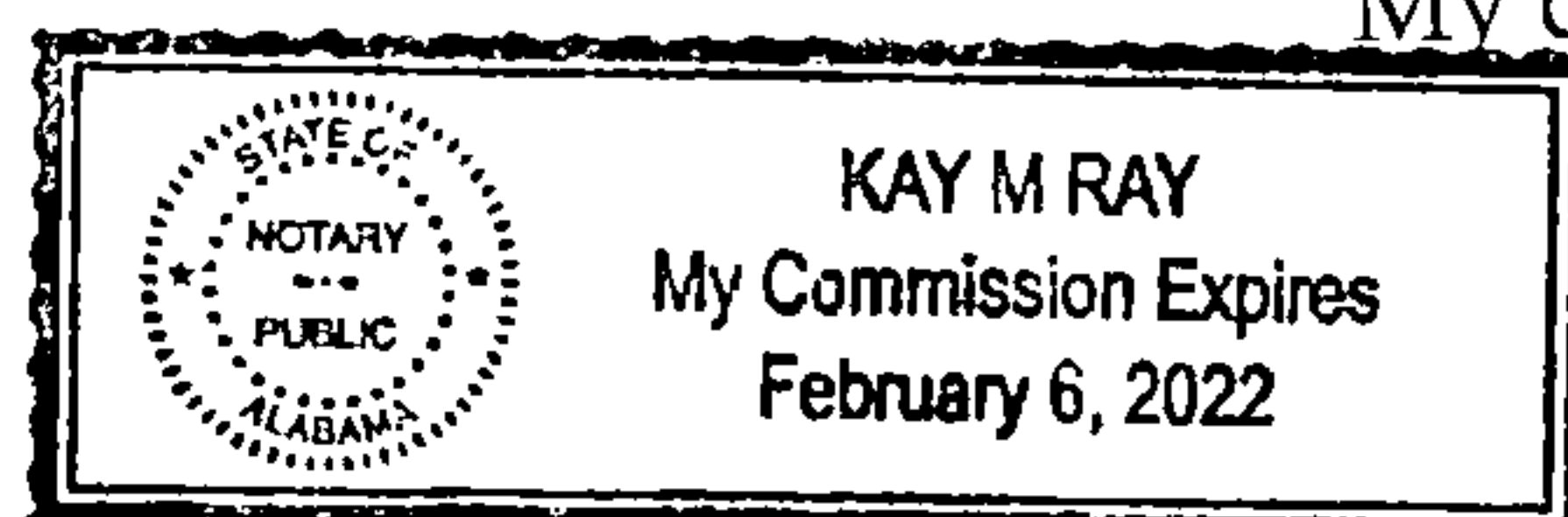


Kay M. Ray
Notary Public
My commission expires: 02/06/2022

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shane Hutchison, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2020.



Kay M. Ray
Notary Public
My commission expires: 02/06/2022



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Real Estate Sales Validation Form

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

Grantor's Name June, Jacob, + Shane Hutchison
Mailing Address 91 Valentine Trail
Wilsonville, Az 35186

Grantee's Name June + Jacob Hutchison
Mailing Address 91 Valentine Trail
Wilsonville, Az 35186

Property Address 91 Valentine Trail
Wilsonville, Az

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 8,800.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 _____

Print June Hutchison

☐ Unattested

Sign June Hutchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1