



20220202000047430 1/4 \$91.00
Shelby Cnty Judge of Probate, AL
02/02/2022 02:03:56 PM FILED/CERT

This instrument was prepared without benefit of title evidence 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 Sixty Thousand and no/100 DOLLARS (\$60,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Charlette Barr fka Charlette Simmons, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Pam Hatchett (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

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



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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

2nd day of February, 2022.

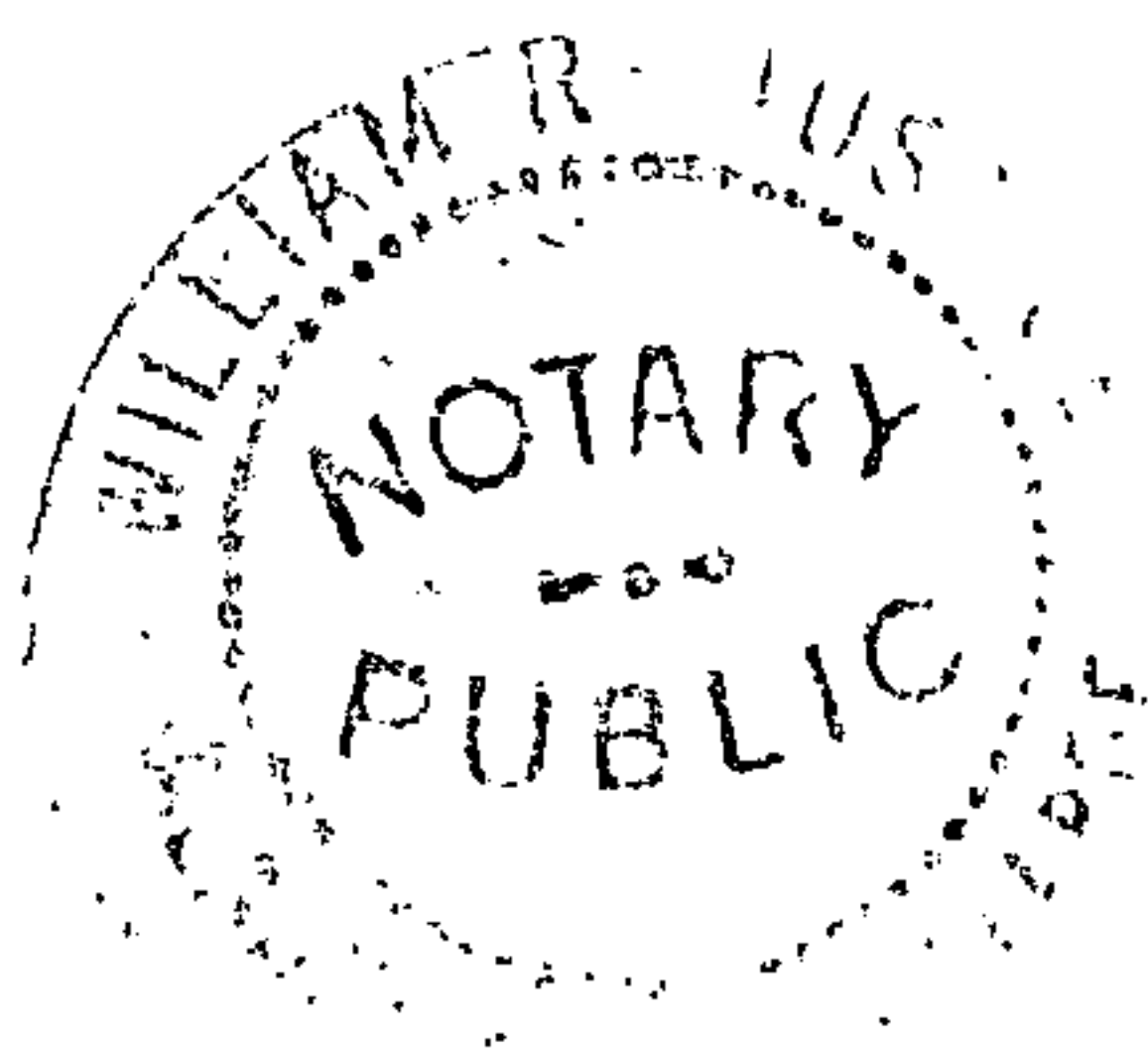
Charlette Barr
Charlette Barr

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlette Barr, 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 2nd day of February, 2022.



William R Justice
Notary Public

My commission expires: 9/12/23

Exhibit A



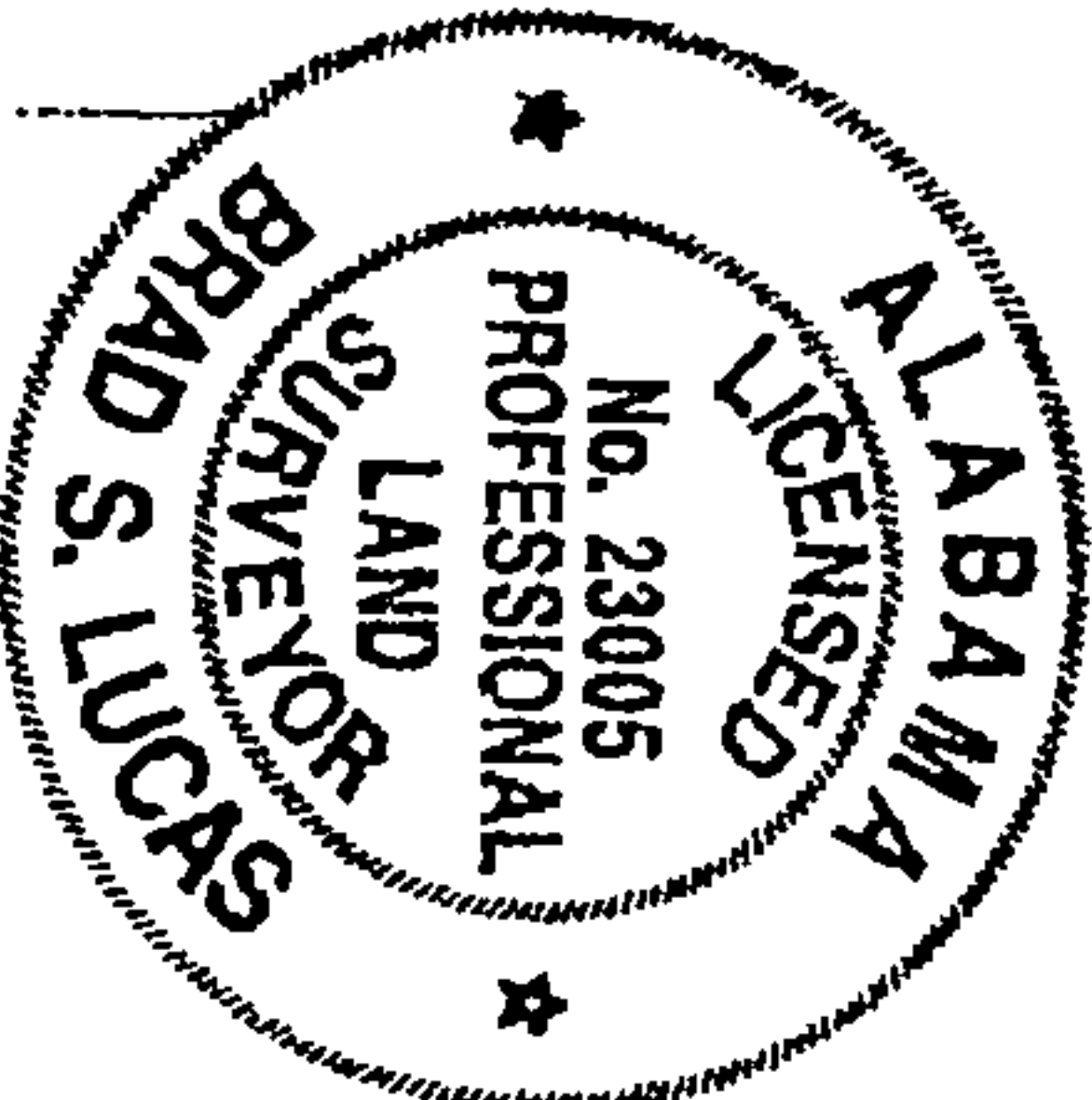
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SHELBY COUNTY:

LEGAL DESCRIPTION:

Commence at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 24 North, Range 13 East; thence N 89°59'54"W along the south line of said 1/4-1/4 section and run 680.68 feet to the Point of Beginning; thence continue N 89°59'53"W and run 125.39 feet; thence N 05°22'51"E and run 347.86 feet; thence N 89°01'31"E and run 125.61 feet; thence S 05°22'21"W and run 350.00 feet back to the Point of Beginning. Containing 1.00 acres, more or less. ALSO, a 15.00 foot access easement being more particularly described as follows: Begin at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 24 North, Range 13 East; thence N 89°59'54"W along the south line of said 1/4-1/4 section and run 680.68 feet; thence N 05°22'21"E and run 15.06 feet; thence S 89°59'54"E and run 664.34 feet; thence N 00°15'39"E and run 203.22 feet to a point on the southwesterly right-of-way line of County Road No. 4, said point being on a curve to the left having a central angle of 07°48'12" and a radius of 218.42 feet; thence along the chord of said curve S 30°02'39"E and run a chord distance of 29.72 feet to a point on the east line of said 1/4-1/4 section; thence S 00°15'38"W along said 1/4-1/4 line and run 192.49 feet back to the Point of Beginning of said access easement. the 1.00 acre parcel as shown is subject to a 15.00 foot access easement across the south side as shown.

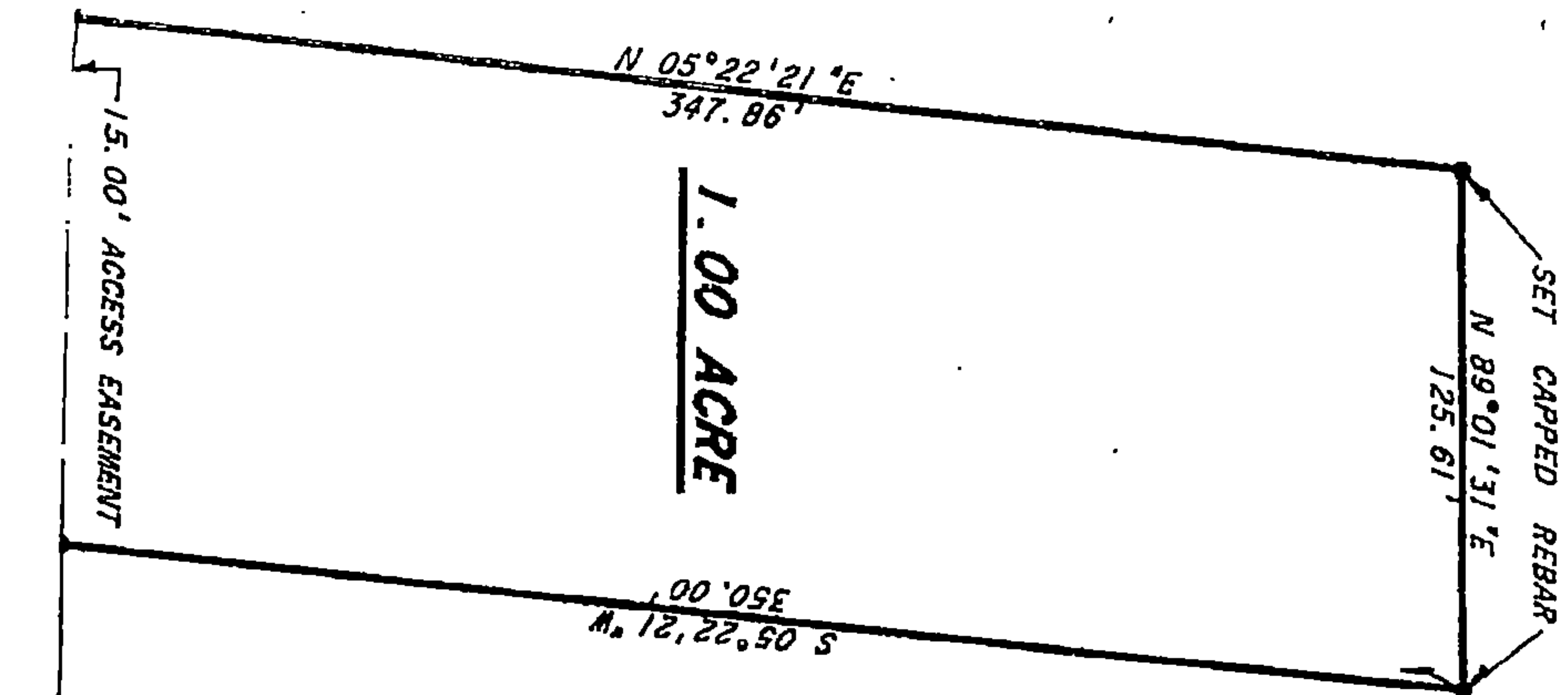
I, BRAD S. LUCAS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY STATE THAT THIS IS A TRUE AND CORRECT BOUNDARY SURVEY AS MADE BY ME AND THAT ALL PARTS OF THIS SURVEY AND DRAWING COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF INFORMATION, KNOWLEDGE OR BELIEF. GIVEN UNDER MY HAND AND SEAL ON THIS 1st DAY OF SEPTEMBER, 2000.



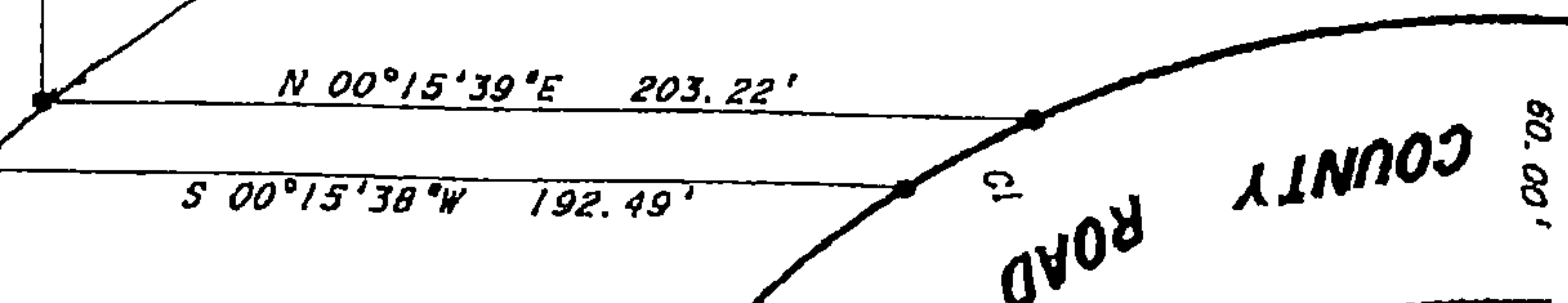
BRAD S. LUCAS, P.L.S.
ALABAMA LICENSE NO. 23005
150 DEBRA ST. JEMISON, AL.
35085, PHONE 205-688-2000
FIELD SURVEYED: 9-1-2000
DRAWN ON: 9-1-2000
SCALE: 1"=60'
JOB NO. 2000-09146

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07°48'12"	218.42'	29.75'	14.90'	29.72'	S 30°02'39"E
L 1			BEARING		DISTANCE	
L 1			N 05°22'21"E		15.06'	

S.E. CORNER
N.E. 1/4-S.E. 1/4
SEC. 10, TP-24-N, R-13-E
FOUND CAPPED REBAR
POINT OF BEGINNING
FOR ACCESS EASEMENT



S 89°59'54"E 664.34'



Real Estate Sales Validation Form

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



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Grantor's Name	Charlette Barr	Grantee's Name	Pam Hatchett
Mailing Address	332 South Ridge Rd West Blocton, AL 35184	Mailing Address	265 Hwy 4 Calera, AL 35040
Property Address	265 Hwy 4 Calera, AL 35040	Date of Sale	2/2/22
		Total Purchase Price	\$ 60,000.00
		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)

☐ 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 2/2/22

Print Charlette Barr

☐ Unattested

(verified by)

Sign

Charlette Barr

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1