

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Timothy Hess and
Rebekkah Hess
6280 Highway 13
Helena, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, We, **TIMOTHY HESS and REBEKKAH HESS, husband and wife, and VIRGINIA HESS, an unmarried woman** (herein referred to as Grantors), grant, bargain, sell and convey unto **TIMOTHY HESS and REBEKKAH HESS** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

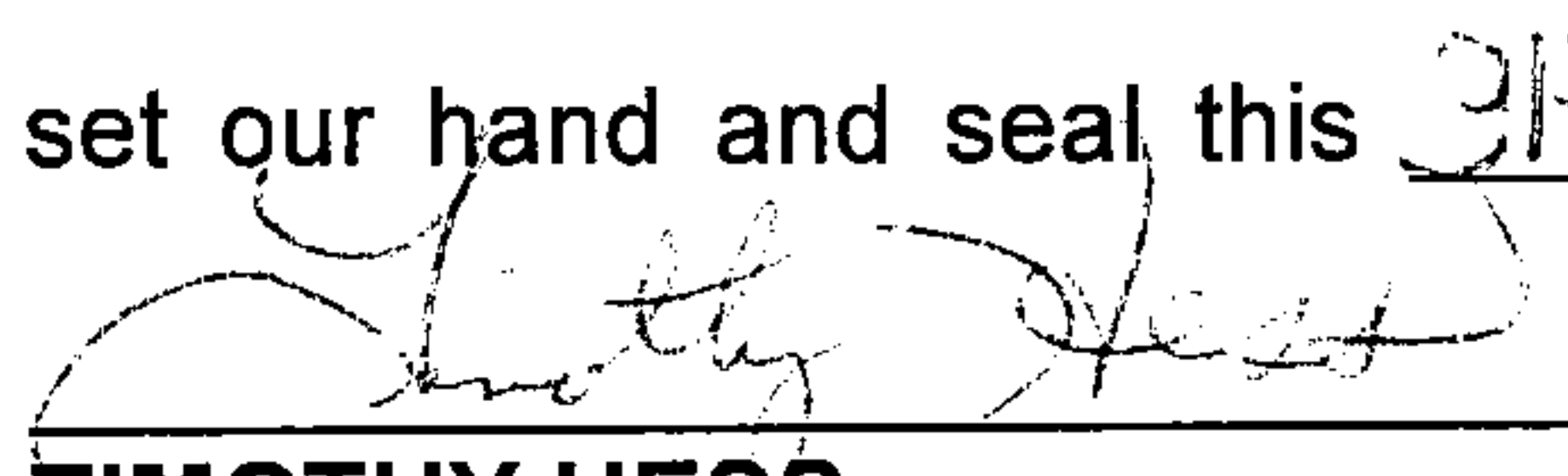
Subject to mineral and mining rights if not owned by Grantors.

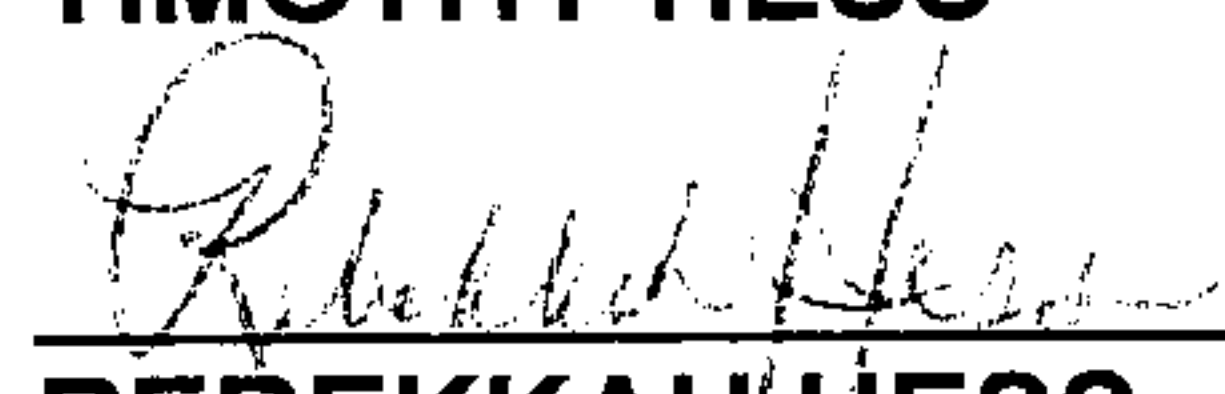
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

In Witness Whereof, We have hereunto set our hand and seal this 31st day of January, 2022.

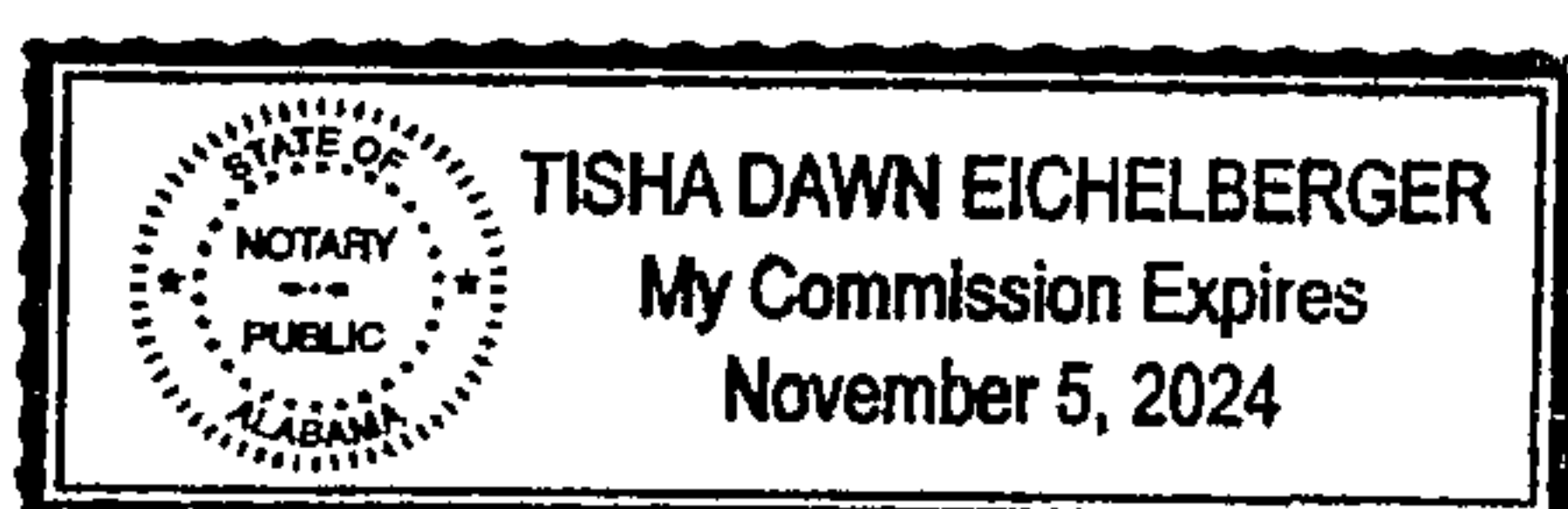

TIMOTHY HESS


REBEKKAH HESS

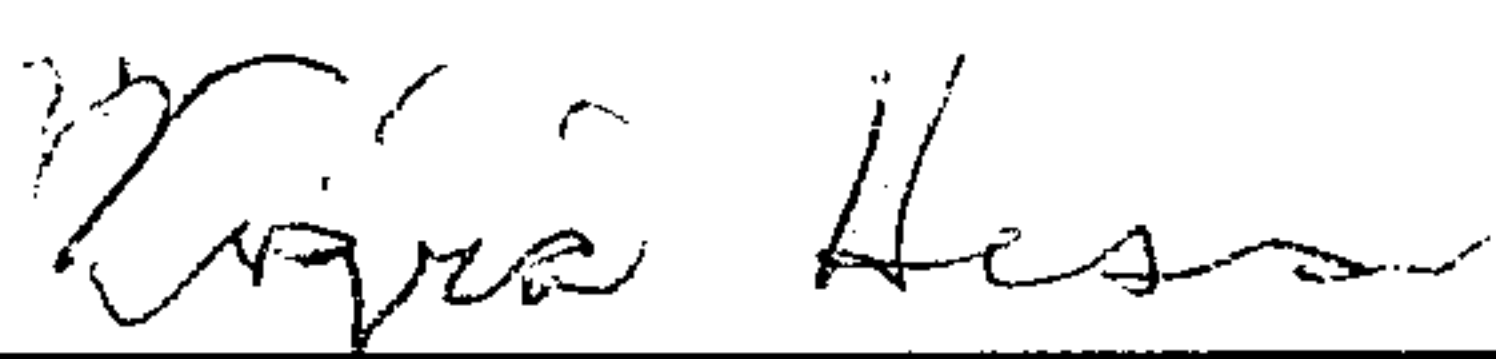
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TIMOTHY HESS and REBEKKAH HESS**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

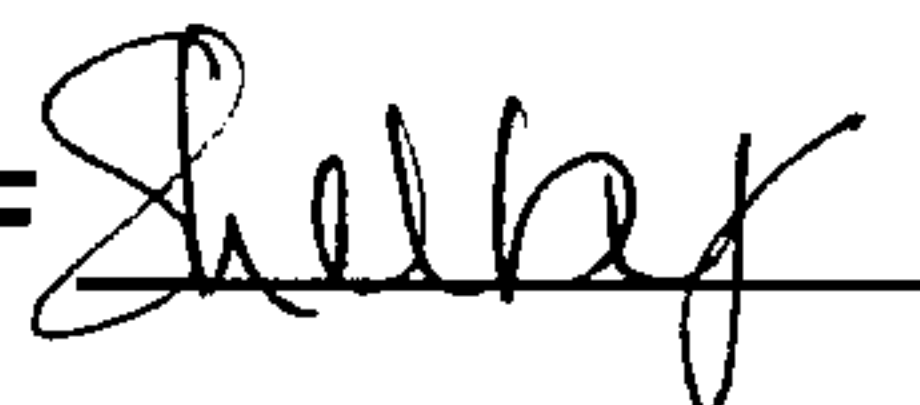
Given under my hand and official seal this 31st day of January, 2022.




Notary Public
My Commission Expires: 11-5-2024


VIRGINIA HESS

STATE OF ALABAMA

COUNTY OF 

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **VIRGNINA HESS**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of January, 2022.



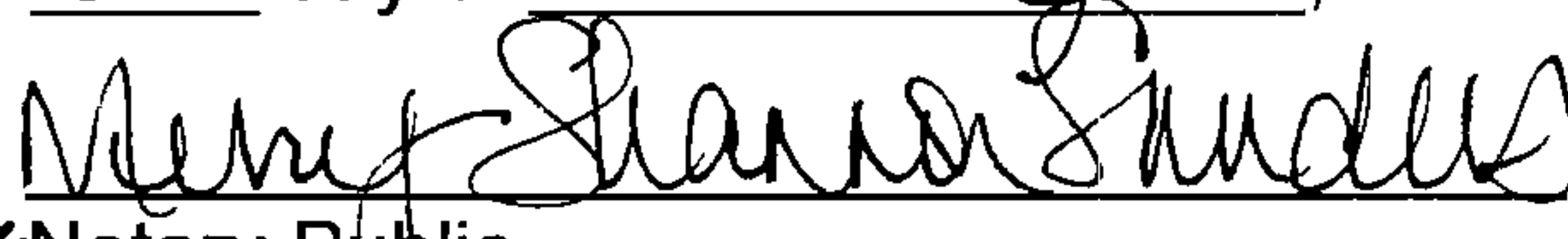

Notary Public
My Commission Expires: 3-18-2023

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼, SECTION 34, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION RUN NORTH 86 DEGREES 43 MINUTES 34 SECONDS WEST ALONG THE SOUTH BOUNDARY 109.42 FEET TO AN IRON, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ON THE SAME LINE 109.42 FEET TO AN IRON AT THE EAST BANK OF HURRICANE CREEK; THENCE RUN NORTH 46 DEGREES 16 MINUTES 14 SECONDS WEST ALONG THE EAST BANK OF SAID CREEK 107.52 FEET; THENCE NORTH 31 DEGREES 50 MINUTES 39 SECONDS WEST ALONG SAID BANK 221.99 FEET; THENCE RUN NORTH 40 DEGREES 33 MINUTES 37 SECONDS WEST ALONG SAID BANK 154.26 FEET, THENCE RUN NORTH 29 DEGREES 17 MINUTES 50 SECONDS WEST ALONG SAID BANK 191.84 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 13; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT OF SAID HIGHWAY SUBTENDED BY A CHORD BEARING NORTH 54 DEGREES 14 MINUTES 08 SECONDS EAST A DISTANCE OF 410.60 FEET TO AN IRON; THENCE RUN SOUTH 11 DEGREES 44 MINUTES 59 SECONDS EAST 810.61 FEET TO THE POINT OF BEGINNING.

PARCEL NO.: 12-8-34-0-000-005.000

Real Estate Sales Validation Form

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

Grantor's Name	Virginia Hess &	Grantee's Name	Timothy Hess
Mailing Address	Timothy Hess & Rebekkah Hess	Mailing Address	Rebekkah Hess
	6280 Highway 13		6280 Highway 13
	Helena, AL 35080		Helena, AL 35080
Property Address	6280 Highway 13	Date of Sale	
	Helena, AL 35080	Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	451,490.00

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 1/3 (\$150,500)of the Tax Assessed
☐ Closing Statement	Value under Parcel 12-8-34-0-000-005.000

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 B. CHRISTOPHER BATTLES
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
02/17/2022 08:05:34 AM
\$182.50 BRITTANI
20220217000068520

Alvin S. Bayl