


**STATUTORY WARRANTY DEED – JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

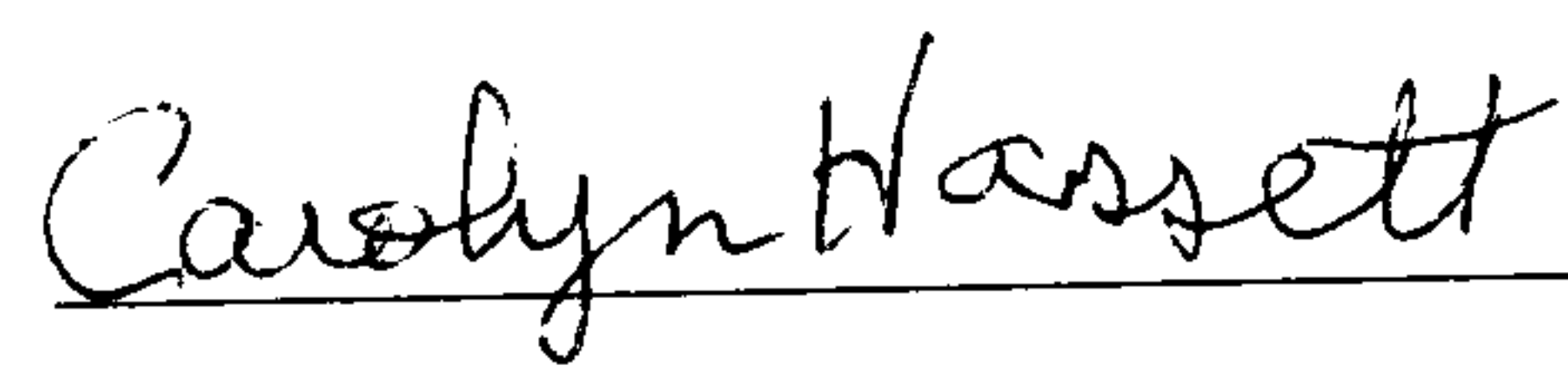
  
20220519000205200 1/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
05/19/2022 03:58:45 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Twenty Nine Thousand and No/100 Dollars (\$29,000.00) paid by the grantees herein, the receipt of which is hereby acknowledged. We, Carolyn Hassett and James E. Hassett (herein after Grantors, whether one or more), do grant, bargain, sell, and convey unto David C. Miller and Donna M. Miller (hereinafter Grantees), as joint tenants with rights of survivorship, all of our right, title, and interest in the following described real estate situated in Shelby County, Alabama.

From the Northwest corner of Section 11, Township 19 South, Range 2 East, proceed South 1 deg. 24 min. 24 sec. East along the West boundary of said Section 11 for 1343.01 feet to a point on the Southerly right-of-way boundary of Mistletoe Lane (R/W 60 feet); thence North 89 deg. 22 min. 13 sec. East along said right-of-way for 3.14 feet; thence North 88 deg. 26 min. 26 sec. East along said right-of-way for 264.00 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue thence North 88 deg. 26 min. 26 sec. East along said right-of-way for 91.33 feet; thence North 85 deg. 10 min. 05 sec. East along said right-of-way for 348.94 feet to a point of intersection with the Westerly right-of-way of Alabama Highway No. 25 and the Northerly right-of-way boundary of Mistletoe Lane (R/W 60 feet); thence South 12 deg. 32 min. 38 sec. East along the Westerly right-of-way of said Alabama Highway No. 25 for 196.62 feet; thence leaving said right-of-way proceed South 86 deg. 36 min. 45 sec. West 301.31 feet; thence South 88 deg. 11 min. 51 sec. West 172.45 feet; thence North 2 deg. 40 min. 13 sec. West 183.48 feet, back to the POINT OF BEGINNING. Containing 1.98 acres, more or less. The above described parcel of land is located in the NW ¼ of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama.


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, this Warranty Deed is executed under seal, this 19 day of May, 2022.

  
\_\_\_\_\_  
Carolyn Hassett

James E. Hassett  
James E. Hassett

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20220519000205200 2/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carolyn Hassett and James E. Hassett, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of May, 2022.

Keel Foster  
Notary Public

My commission expires: 1-26-2025

Prepared by Donna Miller  
152 Southern St.  
Vincent, AL 35178

Real Estate Sales Validation Form

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

Grantor's Name Carolyn and James Hasset  
Mailing Address 225 Mistletoe Ln. Vincent Al. 35178

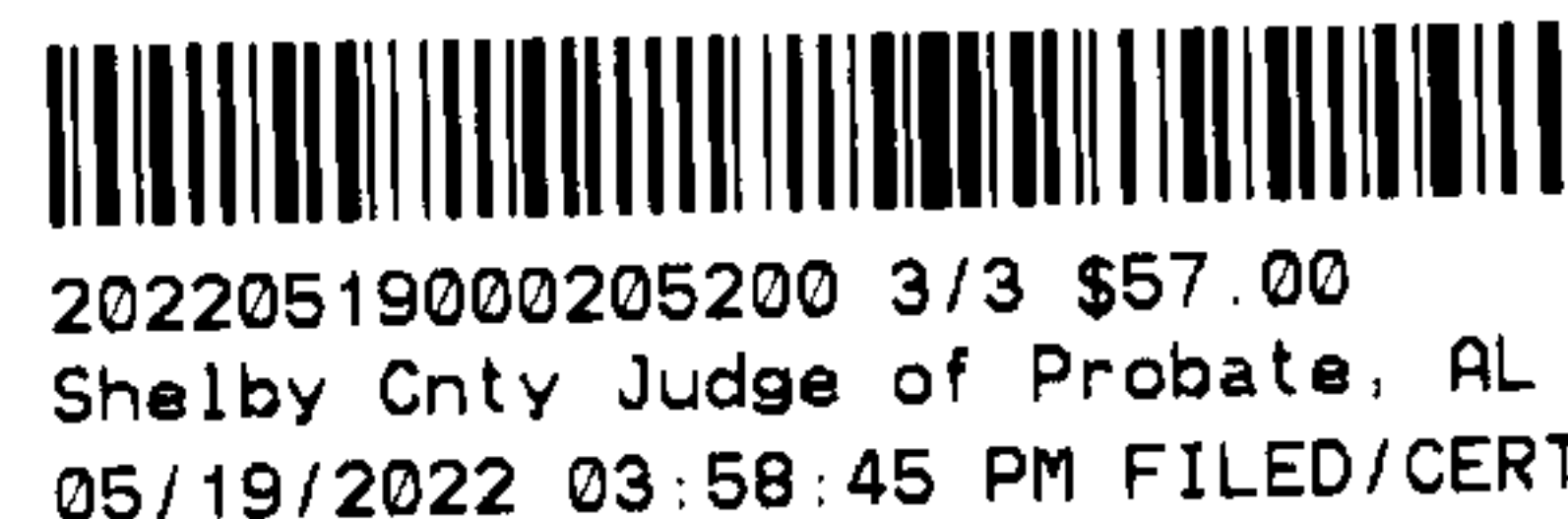
Grantee's Name David and Donna Miller  
Mailing Address 152 Southern St. Vincent Al 35178

Property Address 43553 Co Hwy 25  
Vincent Al 35178

Date of Sale 5-19-22  
Total Purchase Price \$ 29,000

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
Sales Contract (checked)
Closing Statement
Appraisal
Other

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 5-19-22

Print David Miller

Unattested

Sign

[Handwritten Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one