

20220808000308100
08/08/2022 10:10:10 AM
DEEDS 1/4

County Division Code: AL039 Inst. # 2022083404 Pages: 1 of 3 I certify this instrument filed on: 8/3/2022 8:39 AM
Doc: D Judge of Probate Jefferson County, AL Rec: \$22.00 DeedTx: \$64.00
Clerk: DRBESS

Send Tax Notice to:

Kristian Hatley and Micah Hatley

2810 Pahokey Trce
Birmingham, AL 35243

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-22-1970

STATE OF ALABAMA
COUNTY OF JEFFERSON

85% of the property is in Jefferson County
15% of the property is in Shelby County

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Alan R. Parham and Dorothy S. Parham, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

26 Walnut Drive, Mills River, NC 28759

by **Kristian Hatley and Micah Hatley (herein referred to as "Grantee," whether one or more),** whose mailing address is

2810 Pahokey Trce, Birmingham, AL 35243

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **2810 Pahokey Trce, Birmingham, AL 35243,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$256,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

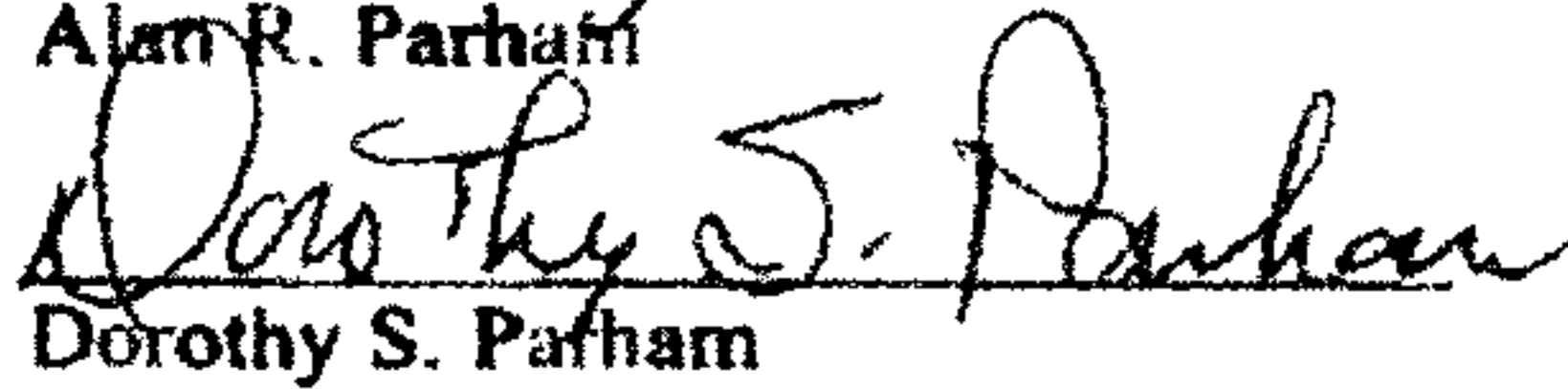
The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

County Division Code: AL039 Inst. # 2022083404 Pages: 2 of 3

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 26th day of July, 2022



Alan R. Parham



Dorothy S. Parham

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alan R. Parham and Dorothy S. Parham**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2022.

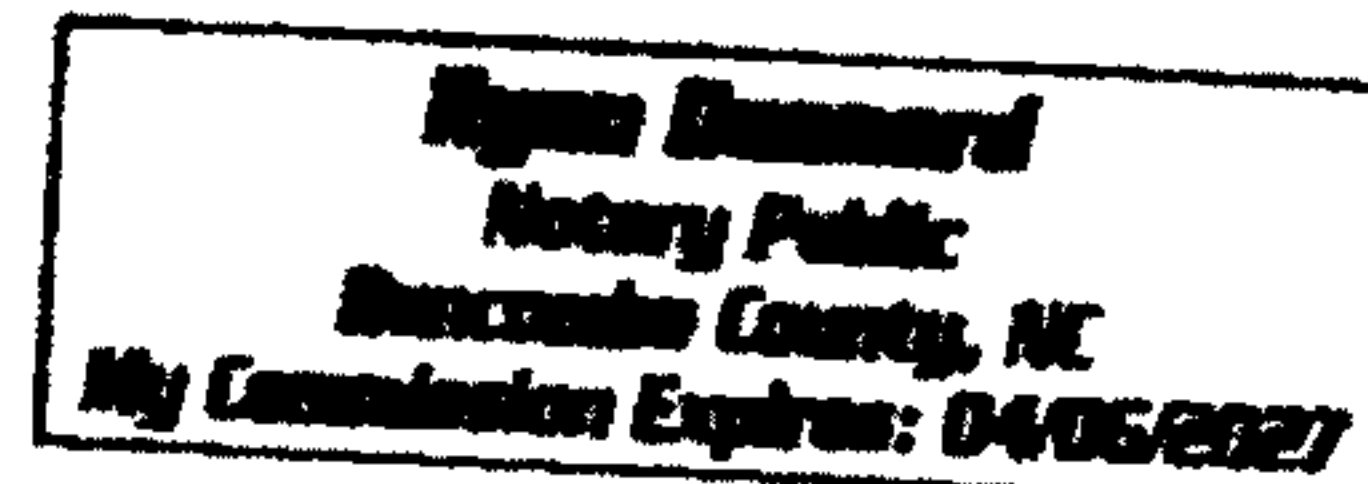


Notary Public

Ryan Dennard

Printed Name

My Commission Expires: 04-06-2027

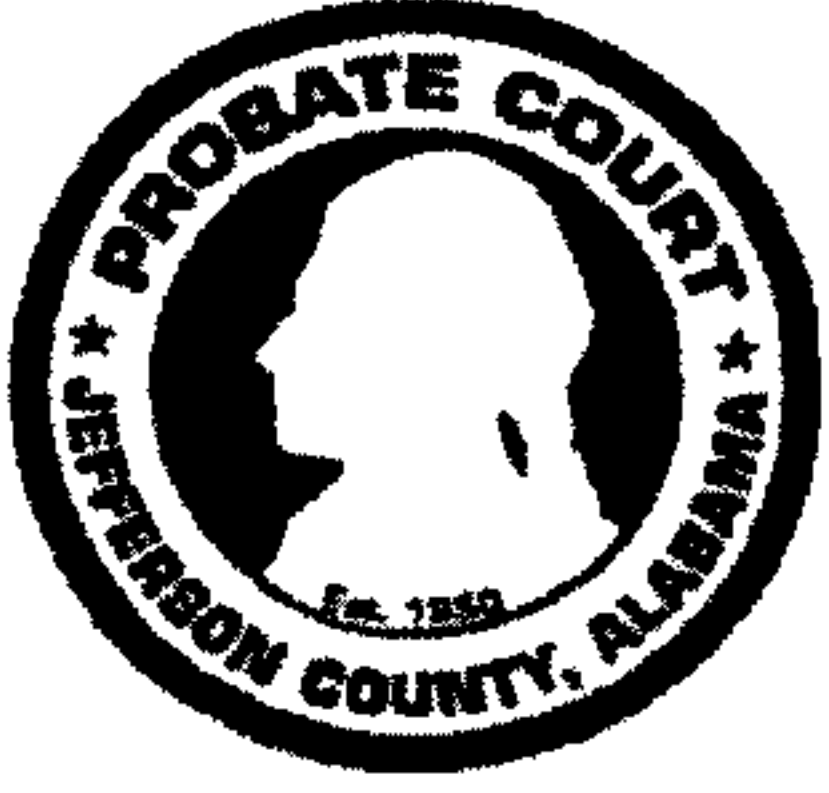


County Division Code: AL039 Inst. # 2022083404 Pages: 3 of 3

EXHIBIT A

Property 1:

Lot 36, according to the Amended Map of 2nd Sector, Altadena Bend, as recorded in Map Book 102, Page 26. in the Probate Office of Jefferson County, Alabama, ALSO according to the Shelby County Sector, Altadena Bend, as recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama.



**PROBATE COURT OF JEFFERSON COUNTY
BESSEMER DIVISION**

1801 THIRD AVENUE NORTH, RM. 101
BESSEMER, ALABAMA 35020

jeffcoprobatecourt.com • jeffcoelectionsal.com

Judge Elizabeth North
Deputy Probate Judge
northe@jccal.org
(205) 481-3253

Accounting
(205) 425-8208

Judicial
(205) 481-4102

Recording
(205) 481-4100

BIRMINGHAM DIVISION

Judge James P. Naftel, II
Presiding Judge
naftelj@jccal.org
(205) 325-5203

Judge Sherri C. Friday
fridays@jccal.org
(205) 325-5426

August 3rd, 2022

To Whom It May Concern:

I, James P. Naftel II, Judge of Probate of Jefferson County, Alabama, do hereby certify that a deed from **ALAN AND DOROTHY R PARHAM TO KRISTIAN AND MICAH HATLEY INSTRUMENT NUMBER 2022083404**, and a mortgage from **KRISTIAN AND MICAH HATLEY TO FIRST FEDERAL BANK INSTRUMENT NUMBER 2022083405** was recorded in said county on the 3rd day of August 2022 in Land Records. The total amount of tax collected was **\$564.00 DEED TAX AND \$384.00 MORTGAGE TAX**. Taxes will be distributed as follows:

JEFFERSON	85%
SHELBY	15%

James P. Naftel II, Probate Judge
Darlene Roberts Court Clerk
205-481-4100
Jefferson County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/08/2022 10:10:10 AM
\$32.00 JOANN
20220808000308100

Allie S. Beyle