



20230126000021500 1/2 \$105.00
Shelby Cnty Judge of Probate, AL
01/26/2023 09:01:51 AM FILED/CERT

PREPARED BY: Joseph Habshey

SEND TAX NOTICE TO: Joseph Habshey

3491 Helena Road: Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of)Eighty Thousand Dollars to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, that Joseph Habshey (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, Nick Habshey. (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

The EASTERLY 100 FEET OF LOTS 5 AND 6, BLOCK 8, ACCORDING TO JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN THE NW ¼ OF THE SW ¼ OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST.


Subject to property taxes for the current year.

- (1) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Mortgage held by Magna Management.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has placed its hand and seal, on the 25 day of January ~~2014~~^{mw} 2023

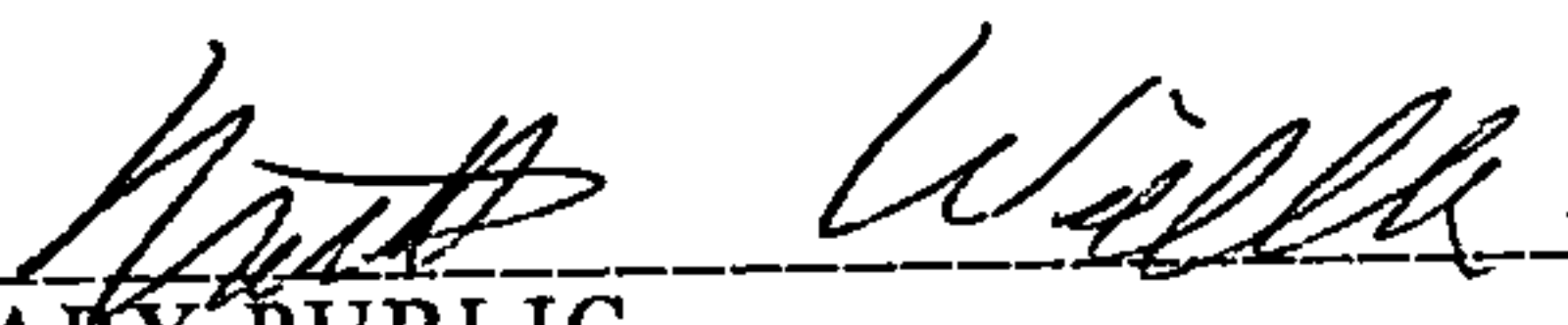

Joseph Habshey

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Joseph Habshey, who is known to me and whose name is signed to the foregoing instrument, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same, voluntarily on the day same bears date.

Given under my hand and official seal this 25 day of January 2023



Shelby County, AL 01/26/2023
State of Alabama
Deed Tax: \$80.00


NOTARY PUBLIC

My Commission Expires March 22, 2026

Real Estate Sales Validation Form

20230126000021500 2/2 \$105.00
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name JOSEPH H HARTLEY Grantee's Name MICHAEL HARTLEY
Mailing Address 3491 HELEN RD Mailing Address 516 2nd
HELEN, AL 35080 HELEN AL 35080

Property Address 516 2nd Date of Sale 8-25-23
HELEN, AL 35080 Total Purchase Price \$ 80,000.00
or
Actual Value \$ 80,000.00
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 1-26-23

Print JOSEPH H HARTLEY

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1