



20230724000220790 1/3 \$45.00
Shelby Cnty Judge of Probate, AL
07/24/2023 11:37:57 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
James O. Hobaugh and
Julie L. Hobaugh
4390 Old Highway 280
Westover, AL 35147

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventeen Thousand and No/100 (\$17,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Margaret S. Bennett, an unmarried woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James O. Hobaugh and Julie L. Hobaugh** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence Westerly along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 260.00 feet to a point; thence turn a deflection angle of 88 deg. 13 min. 09 sec. right and run Northerly a distance of 4.07 feet to a point on the North right of way line of Old U.S. Highway No. 280, and the point of beginning; thence continue along last described course a distance of 205.93 feet to a point; thence turn a deflection angle of 89 deg. 28 min. 40 sec. left and run Westerly a distance of 218.00 feet to a point; thence turn a deflection angle of 90 deg. 31 min. 20 sec. left and run Southerly a distance of 201.14 feet to a point on the same said North right of way line of same said Highway No. 280; thence turn a deflection angle of 88 deg. 46 min. 51 sec. left and run Easterly along said right of way line a distance of 218.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject To:

- 1) Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.

Margaret S. Bennett is the surviving grantee in that certain deed recorded in Inst. No. 2004-45213. The other grantee, Dan E. Bennett, having died on or about the 18th day of December, 2020.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

Shelby County, AL 07/24/2023
State of Alabama
Deed Tax: \$17.00



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AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

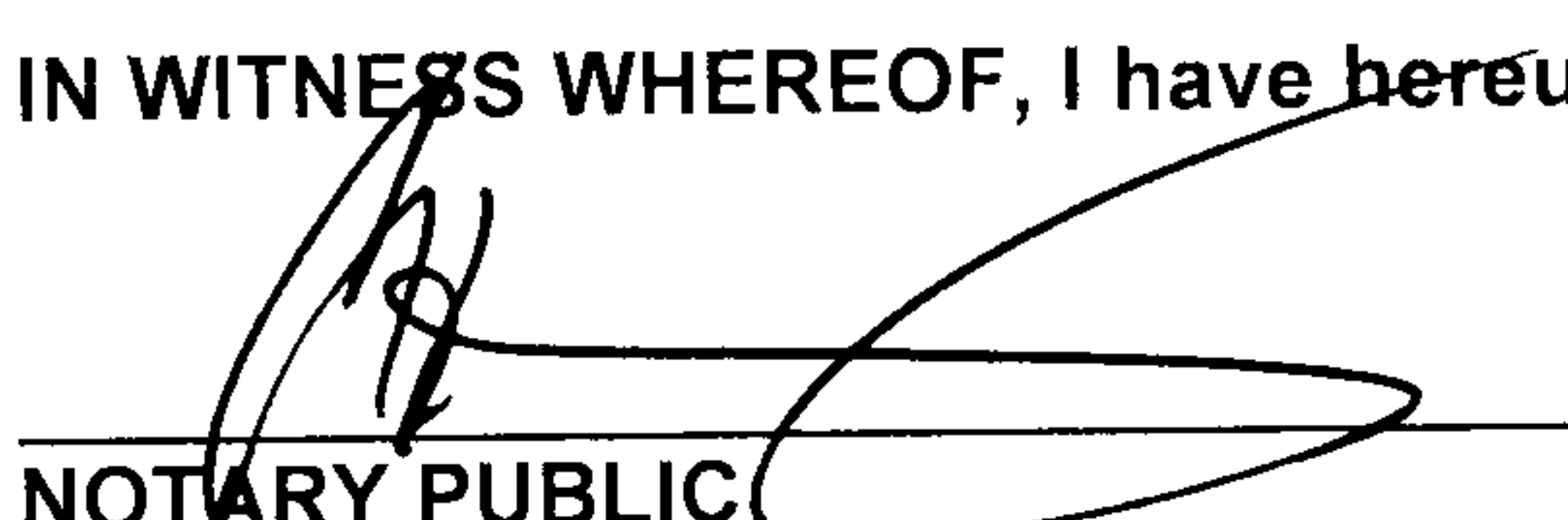
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **21st** day of July, 2023.


Margaret S. Bennett

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Margaret S. Bennett, an unmarried woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of July, 2023.


NOTARY PUBLIC
My Commission Expires: 06-02-2027

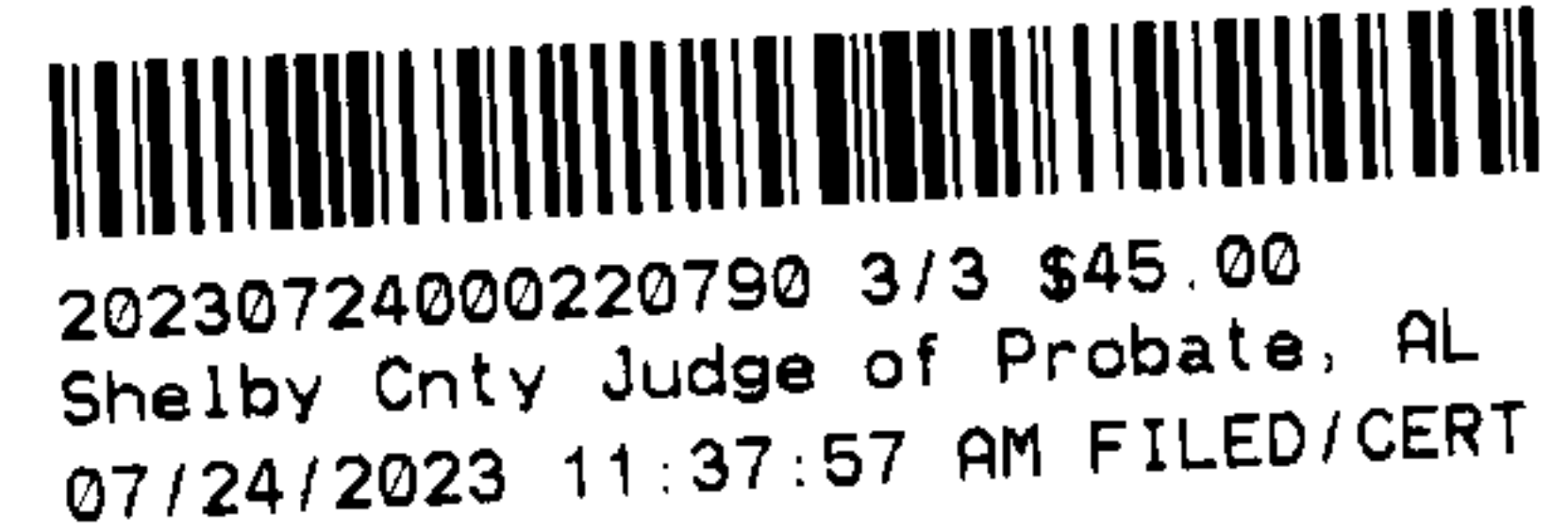


(must affix seal)

Real Estate Sales Validation Form

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

Grantor's Name	Margaret S. Bennett	Grantee's Name	James O. Hobbaugh Julie L. Hobbaugh
Mailing Address	2435 Columbiana Road Apt. 121 Vestavia, AL 35216	Mailing Address	4390 Old Highway 280 Westover, AL 35147
Property Address	4310 Old Highway 280 Westover, AL 35147	Date of Sale	July 21, 2023
		Total Purchase Price	\$ 17,000.00
		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/ Assessor's Appraised Value
☐ Sales Contract
☒ 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).

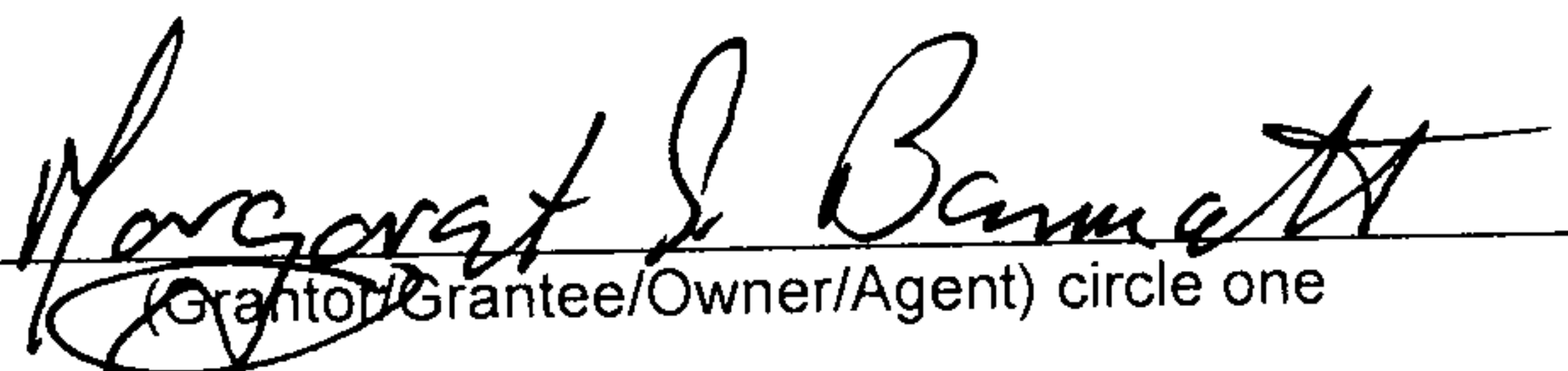
Date _____

Print Margaret S. Bennett

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one