



20230807000237520 1/4 \$315.00  
Shelby Cnty Judge of Probate, AL  
08/07/2023 11:54:13 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH  
INFORMATION PROVIDED BY GRANTORS

This instrument prepared by:  
SCOZZARO LAW, LLC  
600 Creekside Court, P.O. Box 548  
Helena, AL 35080

SEND TAX NOTICE TO:  
Jeremy Len Hodges and Candace Hodges Co-Trustees of the Hodges Family Trust  
218 Blossom Street  
Montevallo, AL 35115

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA                     )  
SHELBY COUNTY                        )

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), and other good and valuable consideration, provided to **Jeremy L. Hodges and Candace B. Hodges**, husband and wife, (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged, said Grantors GRANT, BARGAIN, TRANSFER, and CONVEY to **Jeremy Len Hodges and Candace Hodges, Co-Trustees of The Hodges Family Trust**, (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

**See Exhibit A**

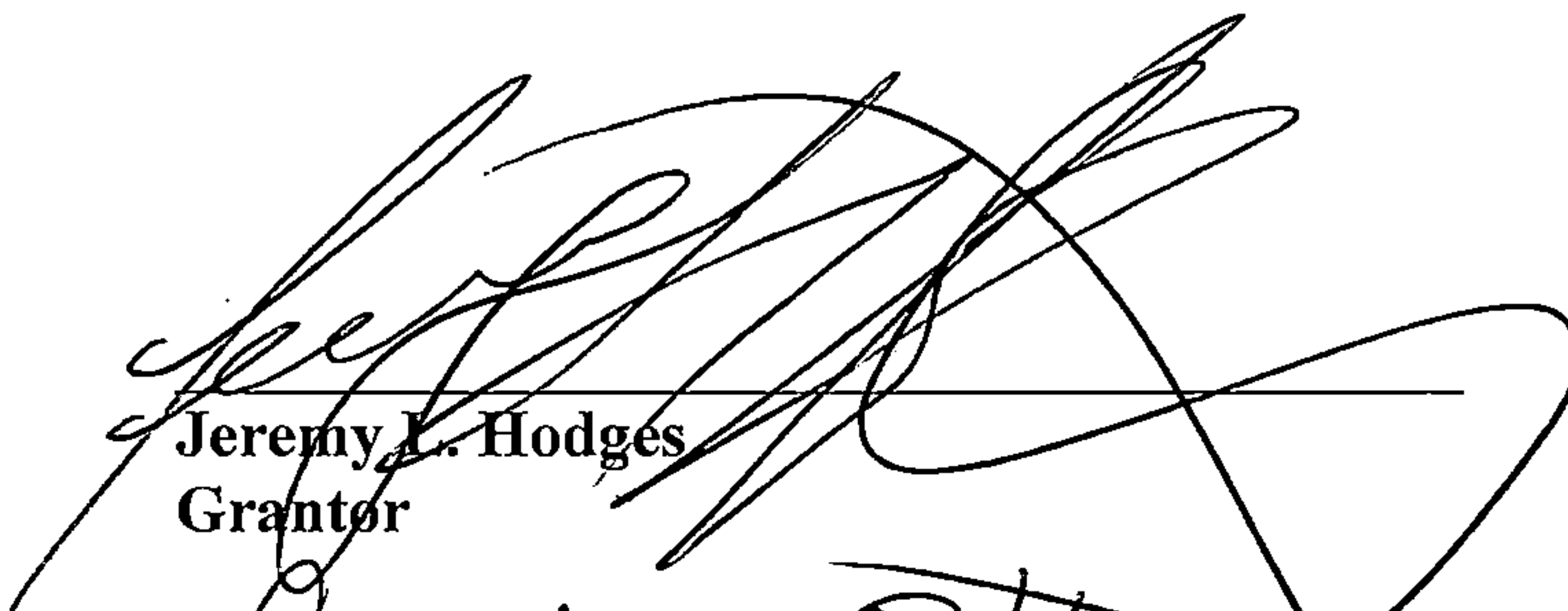

Subject to: indebtedness, restrictions, easements and rights of way and releases of record in the Probate Office of Shelby County, Alabama and mineral and mining rights, if not owned by grantors.

Address of Property: 218 Blossom Street, Montevallo, AL 35115.

**TO HAVE AND TO HOLD** unto said Grantee, and its heirs, assigns and beneficiaries, forever.

**AND** said Grantors do for the Grantors and for their heirs, executors, and administrators covenant with said Grantee, its heirs and assigns, that the Grantors are lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that Grantors have good right to convey the same aforesaid; that said Grantors will and Grantors' heirs, executors and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs, assigns and beneficiaries forever, against the lawful claims of all others.

**IN WITNESS WHEREOF**, we the undersigned Grantors have set our hands and seals on this the 3 day of August, 2023.

  
Jeremy L. Hodges  
Grantor  
  
Candace B. Hodges  
Grantor




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STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in and for said County, in said State, hereby certify that, Jeremy L. Hodges and Candace B. Hodges, 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, they execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 03<sup>rd</sup> day of August, 2023.

  
NOTARY PUBLIC  
My Commission Expires: 11/21/2026.





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## Exhibit A

### Legal Description

A parcel of land located in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama described as follows: Commence at the Northwest Corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section and run East along the North boundary 394.46 feet; thence turn 95 degrees 35 minutes Right and Southerly along a fence line 578.83 feet; thence turn 84 degrees 25 minutes Right and run West 362.28 feet to the intersection of the West boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence turn 92 degrees 23 minutes 48 seconds Right and run North along said West boundary 576.14 feet to Point of Beginning.

And Also:

A Right-of-Way 30 feet in width whose Centerline is described as follows: commence at the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section and run South along the West boundary 854.11 feet; thence turn 89 degrees 56 minutes 56 seconds Left and run East 453.14 feet to the centerline of said easement and the Point of Beginning; thence turn 92 degrees 03 minutes Left and run Northerly along said centerline 82.63 feet; thence turn 40 degrees 44 minutes 56 seconds Left and run Northwesterly along said Centerline 90.36 feet; thence turn 53 degrees 28 minutes 20 seconds Right and run Northerly along said Centerline 370.00 feet; thence turn 67 degrees 00 minutes Left and run Northwesterly along said Centerline 96.94 feet to the termination of said easement.

Situated in Shelby County, Alabama.

AND

A parcel of land located in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section and run South along the West boundary 576.59 feet to the point of beginning; thence continue on the same line 277.52 feet; thence turn 89 degrees 56 minutes 56 seconds left and run Easterly 468.14 feet; thence turn 89 degrees 55 minutes 18 seconds right and run South 335.06 feet; thence turn 86 degrees 57 minutes left and run Easterly 464 feet; thence turn 86 degrees 57 minutes right and run South 22.4 feet; thence turn 90 degrees 03 minutes left and run Easterly 231.36 feet; thence turn 90 degrees 21 minutes 46 seconds left and run North 1284.52 feet, more or less, to the intersection of the North boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence turn 91 degrees 58 minutes left and run West along said boundary 758.32 feet to a fence; thence turn 84 degrees 25 minutes left and run South along said fence 578.83 feet, thence turn 84 degrees 25 minutes right and run West 362.28 feet the point of beginning.

Less and except the following described right of way:

A right of way 30 feet in width whose centerline is described as follows: Commence at the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section and run South along the West boundary 854.11 feet; thence turn 89 degrees 56 minutes 56 seconds left and run East 453.14 feet to the centerline of said easement and the point of beginning; thence turn 104 degrees 08 minutes left and run Northerly along said centerline 82.63 feet; thence turn 40 degrees 44 minutes 56 seconds left and run Northwesterly along said centerline 90.36 feet; thence turn 53 degrees 28 minutes 20 seconds right and run Northerly along said centerline 370 feet; thence turn 67 degrees 00 minutes left and run Northwesterly along said centerline 95 feet to the termination of said easement.

Situated in Shelby County, Alabama.



## Real Estate Sales Validation Form

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

Grantor's Name Jeremy L. Hedges  
Mailing Address Candace B. Hedges  
218 Blossom St.  
Montevallo, AL 35115

Grantee's Name Jeremy L. Hedges & Candace Hedges  
Mailing Address Trustees of Hedges Fam. Trust.  
218 Blossom St.  
Montevallo, AL 35115

Property Address 218 Blossom Street  
Montevallo, AL 35115

Date of Sale 8/3/23  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 282,530.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax Assessor - SK

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 a

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 8/7/23

Print H. Emmanuel Scorsato, Jr.

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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