

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
THE INTERNATIONAL J.A.D.E. GROUP, INC.
9170 HIGHWAY 25
CALERA, ALABAMA 35040

WARRANTY DEED

STATE OF ALABAMA SHELBY & CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHT FIVE THOUSAND AND NO/100 DOLLARS (\$85,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, CHARLES A. HATCHER and wife, YOLANDA J. HATCHER, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto THE INTERNATIONAL J.A.D.E. GROUP, INC., (herein referred to as GRANTEE), the following described real estate situated in SHELBY and CHILTON COUNTY, ALABAMA, to-wit:

Beginning at a pine knot corner that represents the Southwest corner of Fractional Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, and run thence North 66 degrees 20 minutes 23 seconds West into Chilton County, Alabama, along an existing old fence line a distance of 837.96 feet to a set half inch steel rebar corner on the Easterly margin of County Highway No. 18; thence run North 19 degrees 52 minutes 06 seconds East along said Easterly margin of said highway and into Shelby County along an old fence line that is up and down a distance of 567.07 feet to a set steel rebar corner; thence run South 66 degrees 20 minutes 22 seconds East just South of an old up and down fence line a distance of 626.94 feet to a set steel rebar corner; thence run South 00 degrees 03 minutes 06 seconds East into Chilton County along an existing old fence line a distance of 618.00 feet to the point of beginning. Being situated in Shelby County and Chilton County, Alabama.

SUBJECT TO:

1. Taxes for the year 2023, which are a lien but not yet due and payable until October 1, 2023.
2. Restrictive Covenants, if any.
3. Less and except any portion of the land lying with road right of way on Highway 18.
4. Rights of other parties for ingress and egress to grave site and rights of other parties to maintain grave located on subject property.

44.44% of this property is located in Shelby County, Alabama.

55.56% of this property is located in Chilton County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24TH day of AUGUST, 2023.


_____(L.S.)
CHARLES A. HATCHER


_____(L.S.)
YOLANDA J. HATCHER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES A. HATCHER and wife, YOLANDA J. HATCHER, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24TH day of AUGUST, 2023.



Notary Public
My Commission Expires: 10/31/2023

Grantor's Name:
CHARLES A. HATCHER & YOLANDA J. HATCHER

Grantee's name:
THE INTERNATIONAL J.A.D.E. GROUP, INC.

Mailing Address:
4919 COSHATT DRIVE
HOOVER, ALABAMA 35244

Mailing Address:
9170 HIGHWAY 25
CALERA, ALABAMA 35040

Property Address:
9 acres of vacant land on Hwy. 18
Montevallo, AL 35115

Date of Sale: AUGUST 24, 2023
Total Purchase Price: \$85,000.00
or
Actual Value
or
Assessor's Market Value

☐ **Bill of Sale**
☐ **Sales Contract**
☒ **Closing Statement**

☐ **Front of Foreclosure Deed**
☐ **Appraisal**
☐ **Other** _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2023 03:22:00 PM
\$113.00 PAYGE
20230907000271390

Allen S. Boyd