



20230925000286810 1/3 \$747.00
Shelby Cnty Judge of Probate, AL
09/25/2023 01:02:39 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE MADE AND ENTERED into on this, the 25 day of April, 2023, by and between **Brian Hardenbergh**, a married man, and **Amanda Hardenbergh**, a married woman, hereinafter referred to as "Grantors,"

and

Brian Hardenbergh and Amanda Hardenbergh, Trustees of the **Brian and Amanda Hardenbergh Revocable Trust** dated ~~April 28~~ ²⁸ March 17, 2023, and any amendments thereto

hereinafter referred to as "Grantees."

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Grantors in hand paid by the Grantees, the receipt whereof is hereby acknowledged, the Grantors have given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey unto the Grantee **an undivided interest** in the following described lots or parcels of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

Commence at the SE corner of the SW 1/4 of Section 12, Township 20 South, Range 2 West; thence run West along the South line of said 1/4-1/4 section a distance of 322.25 feet to the point of beginning; thence continue West along the South line of said 1/4-1/4 a distance of 360.00 feet; thence turn an angle of 89 degrees 07 minutes to the right and run a distance of 699.00 feet to the South R.O.W. line of a county public road; thence turn an angle of 41 degrees 04 minutes 44 seconds to the right to Tangent of R.O.W. curve and run along said R.O.W. curve (whose Delta angle is 22 degrees 18 minutes 44 seconds to the right, Radius is 505.88 feet, tangent distance is 99.76 feet, length of arc is 197.00 feet) to the P.T. of said R.O.W. curve; thence continue along said R.O.W. line a distance of 190.62 feet to the P.C. of a R.O.W. curve; thence continue in the same direction along said R.O.W. curve (whose Delta angle is 00 degrees 42 minutes to the right, Radius is 827.67 feet, Tangent distance is 5.05 feet, length of arc is 10.11 feet) to the P.C. of said R.O.W. curve; thence turn an angle of 108 degrees 04 minutes to the right from Tangent of said R.O.W. curve and run a distance of 866.79 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West.

Note: Charles A. Snead reserved a Life Estate in subject property by that certain Personal Representatives Deed recorded in book 310, page 59. Charles A. Snead is deceased, havingd in or about the late 1980s. Kevin Barry Snead, grantee in that same deed recorded in Book 310, page 59, is also deceased, having died on or about November 1, 2015. Kevin Barry Snead did not have a spouse or any children. The Heirs at Law for the Estate of Kevin Barry Snead, deceased, would be his siblings who have executed this deed. Mary Ann Muraca and Marty S. Muraca are one and the same as Mary Ann Snead, grantee of that certain deed recoded in Book 310, page 59.

Said note makes reference to "this deed" which is identified as that certain deed number 20170606000199020 filed with the Judge of Probate of Shelby County, Alabama, by and between Ella Janet Sneed, an unmarried woman, and Marty Ann Sneed Muraca, a married woman, and Rachel Maria Sneed, an unmarried woman, and Marty Ann Muraca, Personal Representative of the Estate of Kevin Lynn Sneed a/k/a Kevin L. Sneed, deceased Grantors and Brian Hardenbergh and Amanda Hardenbergh, Grantors.

SUBJECT TO EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.

NO TITLE OPINION REQUESTED, NONE RENDERED.

Shelby County, AL 09/25/2023
State of Alabama
Deed Tax: \$718.00

TO HAVE AND TO HOLD the above-described lot or parcel of land, together with all and

singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantees or their heirs and assigns.

THE GRANTORS herein grant full power and authority by this deed to the Trustees and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustee) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And the Grantors do hereby covenant with the Grantees that they are lawfully seized in fee of said premises, that they have a good right to sell and convey the same, that same premises are free from encumbrances except ad valorem taxes due October 1, 2023 and that they will warrant and forever defend the title to the said premises against the lawful claims and demands of all persons whomsoever.

Grantors' Mailing Address: 861 Highway 336, Chelsea, Alabama 35043
Grantees' Mailing Address: 861 Highway 336, Chelsea, Alabama 35043
Property Address: 861 Highway 336, Chelsea, Alabama 35043
Date of Transfer: April 25, 2023
Taxable Value: \$717,980.00

We attest, to the best of our knowledge and belief that the information contained in this document is true and accurate. We 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).

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this, the day and year hereinabove first written.



Brian Hardenbergh

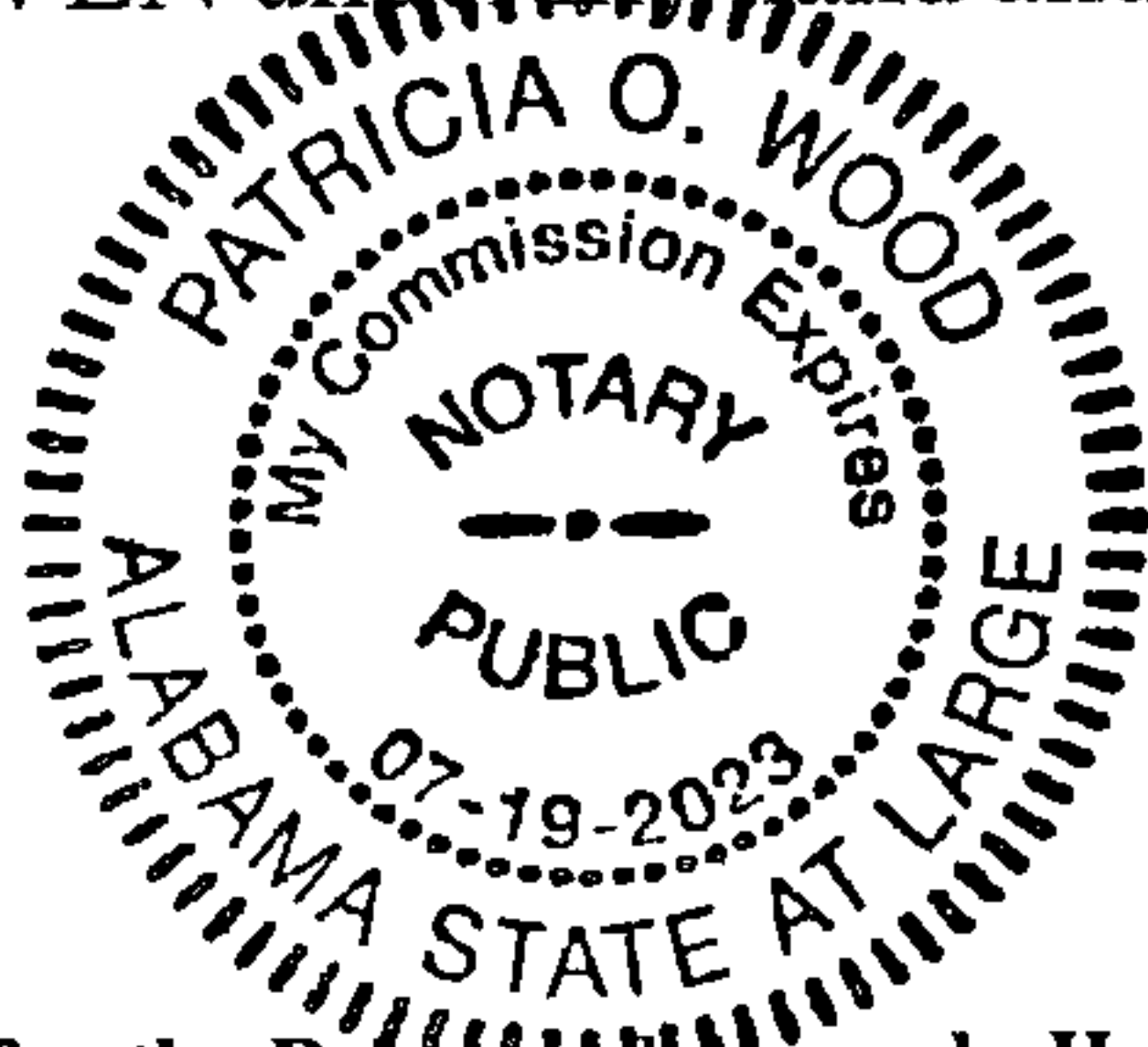


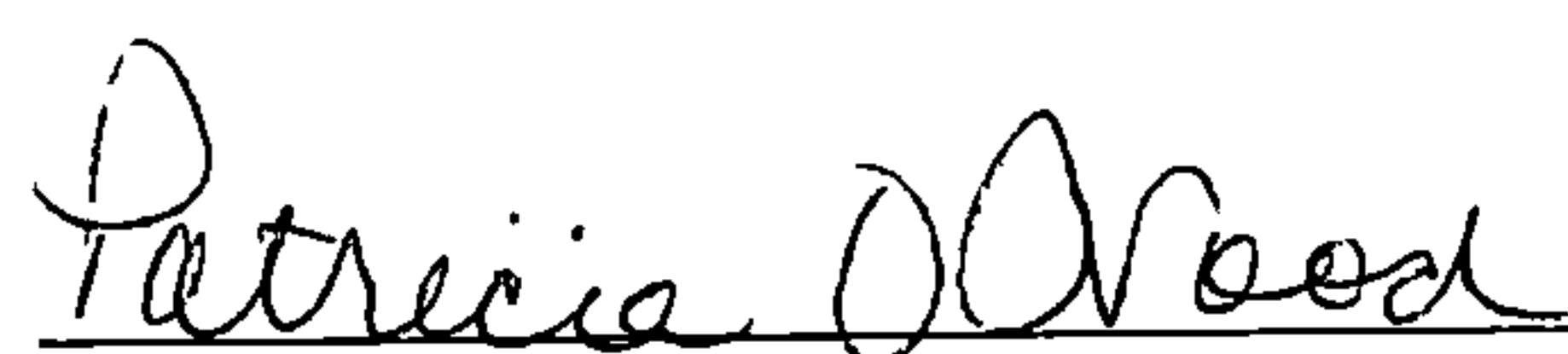
Amanda Hardenbergh

STATE OF ALABAMA
COUNTY OF SHELBY

We, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brian Hardenbergh** and **Amanda Hardenbergh**, 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal on this the 25 day of April, 2023.





Notary Public
My commission expires: 7/19/23

Certification of Trust for the **Brian and Amanda Hardenbergh Revocable Trust** dated _____ is attached as Exhibit "A."

Prepared by: Jennifer M. Matthews, Grace, Matthews & Debro, LLC, 108 North Jefferson Street Huntsville, AL 35801
(256) 534-0491, jmatthews@graceattys.com



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name Brian and Amanda Hardenbergh
Mailing Address 861 Highway 336, Chelsea, AL 35043

Grantee's Name Brian Hardenbergh and Amanda Hardenbergh,
Mailing Address Trustees of the Brian and Amanda
Hardenbergh Revocable Trust Dated
and any amendments thereto

Property Address 861 Highway 336, Chelsea, AL 35043

Date of Sale 4-25-2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 717,980.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessed Value
☐ 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 4-25-2023

Print Brian Hardenbergh

☐ Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1