

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Tracy Green
2942 Co Rd 311
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY FOUR THOUSAND AND NO/00 DOLLARS (\$34,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Richard Clifton Hartfield and Pamela Gayle Hartfield as Trustees of the Hartfield Family Trust, dated March 8, 2017** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Tracy Green and Katherine Alverson, as joint tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: ~~CHILTON~~ County, Alabama, to-wit:

Shelby

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

20240311000066120 1/3 \$63.00
Shelby Cnty Judge of Probate, AL
03/11/2024 02:34:21 PM FILED/CERT

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of March 2024.

Hartfield Family Trust, dated March 8, 2017

Richard Clifton Hartfield
Richard Clifton Hartfield, Trustee

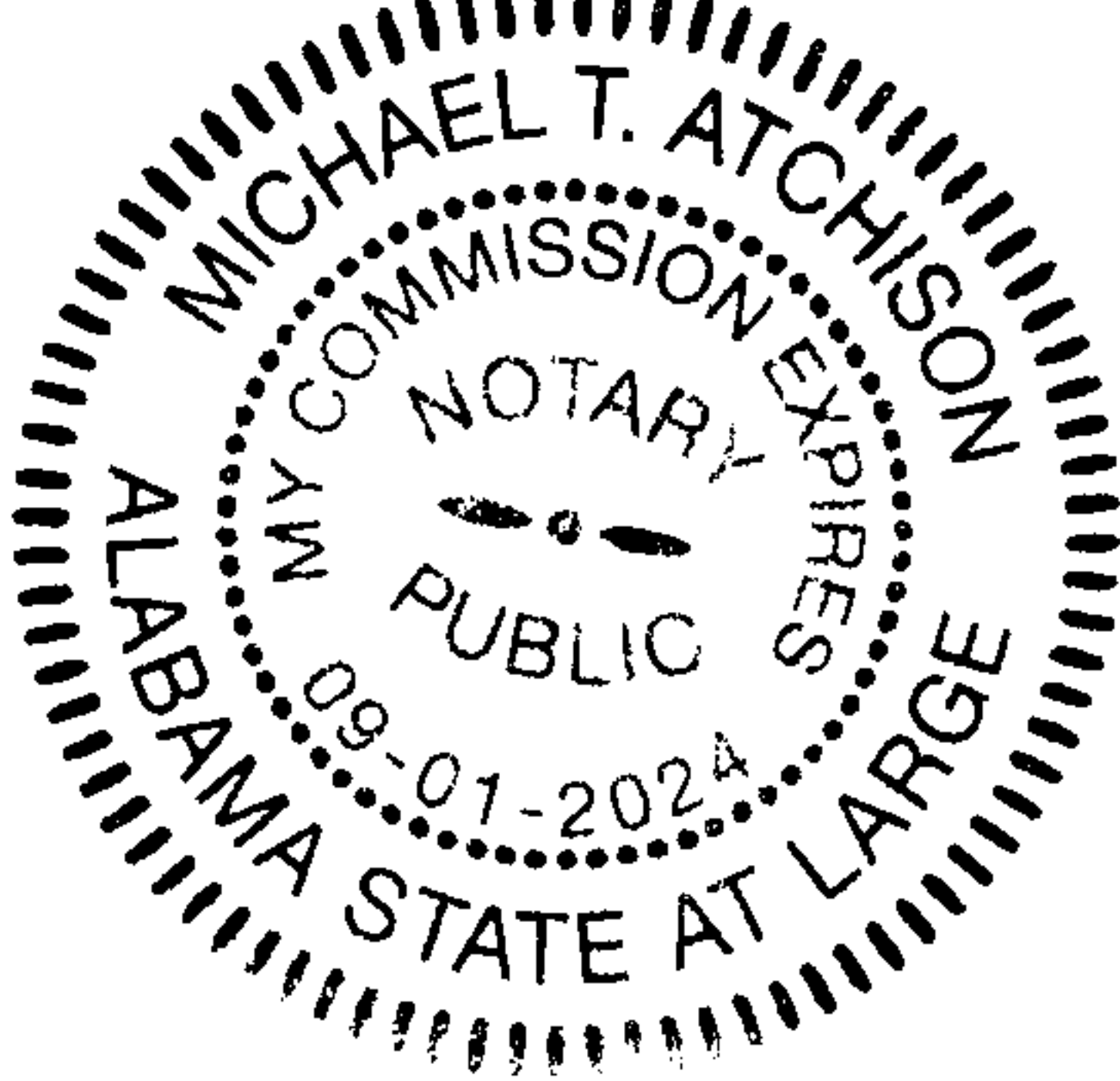
Pamela Hartfield
Pamela Gayle Hartfield, Trustee

Shelby County, AL 03/11/2024
State of Alabama
Deed Tax: \$34.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Richard Clifton Hartfield and Pamela Gayle Hartfield as Trustees of the Hartfield Family Trust, dated March 8, 2017**, whose names are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March 2024.



[Signature]
Notary Public
My Commission Expires: 9-1-24



EXHIBIT A – LEGAL DESCRIPTION

Parcel ID # 33-1-11-0-001-036.006

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence N 04°16'02" E a distance of 74.08' to the point of beginning; thence continue along the last described course, a distance of 287.47' to a point, said point lying on the Northwesterly right of way of Shelby County Road #331, said point also being the beginning of a non-tangent curve to the left, having a radius of 303.49', a central angle of 28°25'30" and subtended by a chord which bears S 50°55'58" W, and a chord distance of 149.03'; thence along the arc of said curve and said right of way a distance of 150.56' to a point of compound curve to the left having a radius of 1,592.11', a central angle of 01°28'48", and subtended by a chord which bears S 35°58'50" W, and a chord distance of 41.11'; thence along the arc of said curve and said right of way a distance of 41.11'; thence S 36°36'20" E and leaving said right of way a distance of 198.67' to the point of beginning.

Parcel ID # 33-1-11-0-001-036.001

Commence at the SE Corner of the SW 1/4 of the SW 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the point of beginning; thence N 87°21'29" W along the Section line, a distance of 276.26' to a point said point lying on the Northwesterly right of way line of Shelby County Road #311, said point also being the beginning of a non tangent curve to the left, having a radius of 580.80', a central angle of 15°40'14" and subtended by a chord which bears N 38°53'24' E, and a chord distance of 158.36'; thence along the arc of said curve and said right of way a distance of 158.85' to a point of reverse curve to the right having a radius of 1,592.11', a central angle of 04°11'09" and subtended by a chord which bears N 33°08'52" E, and a chord distance of 116.29'; thence along the arc of said curve and said right of way a distance of 116.29'; thence S 36°36'20" E and leaving said right of way a distance of 198.67'; thence S 04°16'02' W, a distance of 74.08' to the point of beginning.



20240311000066120 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
03/11/2024 02:34:21 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name 1st Field Family Tr Grantee's Name Tina Green
Mailing Address 216 Barkwood Dr Mailing Address 2942 Co Rd 311
Calera AL 35040 Shelby, AL 35147

Property Address 2942 Co Rd 311 Date of Sale 11 March 2024
Shelby AL 35147 Total Purchase Price \$ 34000
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
☒ 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 11/1/24 Print Tina Green
Unattested Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1