



20240612000175860 1/4 \$88.50
Shelby Cnty Judge of Probate, AL
06/12/2024 03:02:30 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Gary Clinkscales, Sr., married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Loren Michael Hacker and Mary Elizabeth Hacker (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description

Subject to easements, restrictions, reservations, conditions, covenants, and rights of way of record

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/12/2024
State of Alabama
Deed Tax: \$57.50



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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
28th day of September, 2021.

Gary Clinkscales Sr.
Gary Clinkscales, Sr.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Clinkscales, Sr., 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, 2021.



William R Justice
Notary Public
My commission expires: 9/12/23

EXHIBIT "A"
LEGAL DESCRIPTION



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All that part of the SW 1/4 of the SW 1/4 of Section 23, Township 18, Range 2 East, lying East of the Martintown Road, except the following:

Start at the Southeast corner of the Southwest Quarter of Southwest Quarter, Section 23, Township 18, Range 2 East, being the point of beginning. Thence North 85°00' West 631.0 feet to the East side of cherted road; thence North 7°51' East 249.4 feet along East side of cherted road; thence South 87°21' East 620.0 feet to the East Boundary line of said Quarter Quarter Section; thence South 5°11' West 274.5 feet to the Point of Beginning.

Also Less and Except property described in Deed Book 268, Page 466 and Instrument #: 1993-36661, recorded in the Probate Office of 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 Gary Clinkscales, Sr.
Mailing Address 1861 Hwy 57
Vincent, AL 35178

Grantee's Name Loren Michael Hacker & Mary Elizabeth Hacker
Mailing Address Type text here
1860 Hwy 57
Vincent, AL 35178

Property Address 1860 Hwy 57
Vincent, AL 35178

Date of Sale September 28, 2021
Total Purchase Price \$
or
Actual Value \$57,030.00
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
Sales Contract
Closing Statement
Appraisal
X Other assessor's current market value

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 9/28/21

Print Loren Michael Hacker

Unattested
(verified by)

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

