

STATE OF ALABAMA

COUNTY OF SHELBY

**WARRANTY DEED – JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT: FOR VALUABLE CONSIDERATION OF ONE THOUSAND DOLLAR (\$1,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PHILIP D. HODGENS, JR.**, a married man, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto **PHILIP D. HODGENS, JR.** and **WENDY M. HODGENS**, Husband and Wife, as joint tenants with right of survivorship and not as tenants in common, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Shelby, City of Chelsea, State of Alabama, to-wit:

A parcel of land located in the E ½ of E ½ of SW ¼ of NE ¼ of Section 1, Township 20 South, Range 2 West in Shelby County, Alabama and more particularly described as follows:

BEGIN at the NE Corner of the SW ¼ of the NE ¼ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N88°54'53"W for a distance of 320.43'; thence S01°10'19"W for a distance of 1342.56'; thence S87°24'33"E for a distance of 335.57'; thence N00°32'04"E for a distance of 1351.44'; to the POINT OF BEGINNING.

Said Parcel containing 10.14 acres, more or less together with all buildings and appurtenances.

This conveyance is subject to existing easements, restrictions, setback lines, rights-of-ways, limitations, and restrictions, if any, of record, affecting said property.

Shelby County, AL 06/27/2024
State of Alabama
Deed Tax: \$206.00

Parcel ID Number: 14-1-01-1-000-034.000

Property Address: 66 Paytons Place, Chelsea, Alabama 35043

Prior Deed Reference: Instrument No. 20071221000573370

TO HAVE AND TO HOLD to the said Grantees as joint tenants with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or

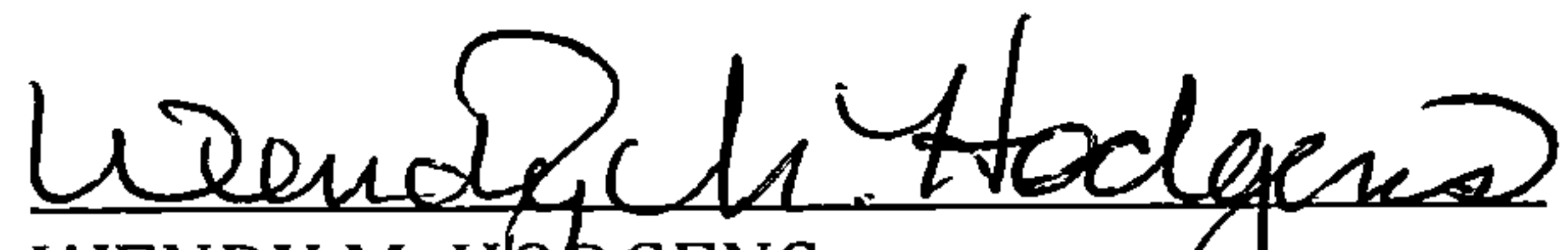


terminated during the joint lives of the grantees herein) in the event one Grantee herein survive the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The property herein conveyed is part of the homestead of Grantor(s) and the conveyance is joined by both Husband and Wife.

WITNESS Grantors'/Grantees' hand this the 13th day of June, 2024.


 PHILIP D. HODGENS, JR.

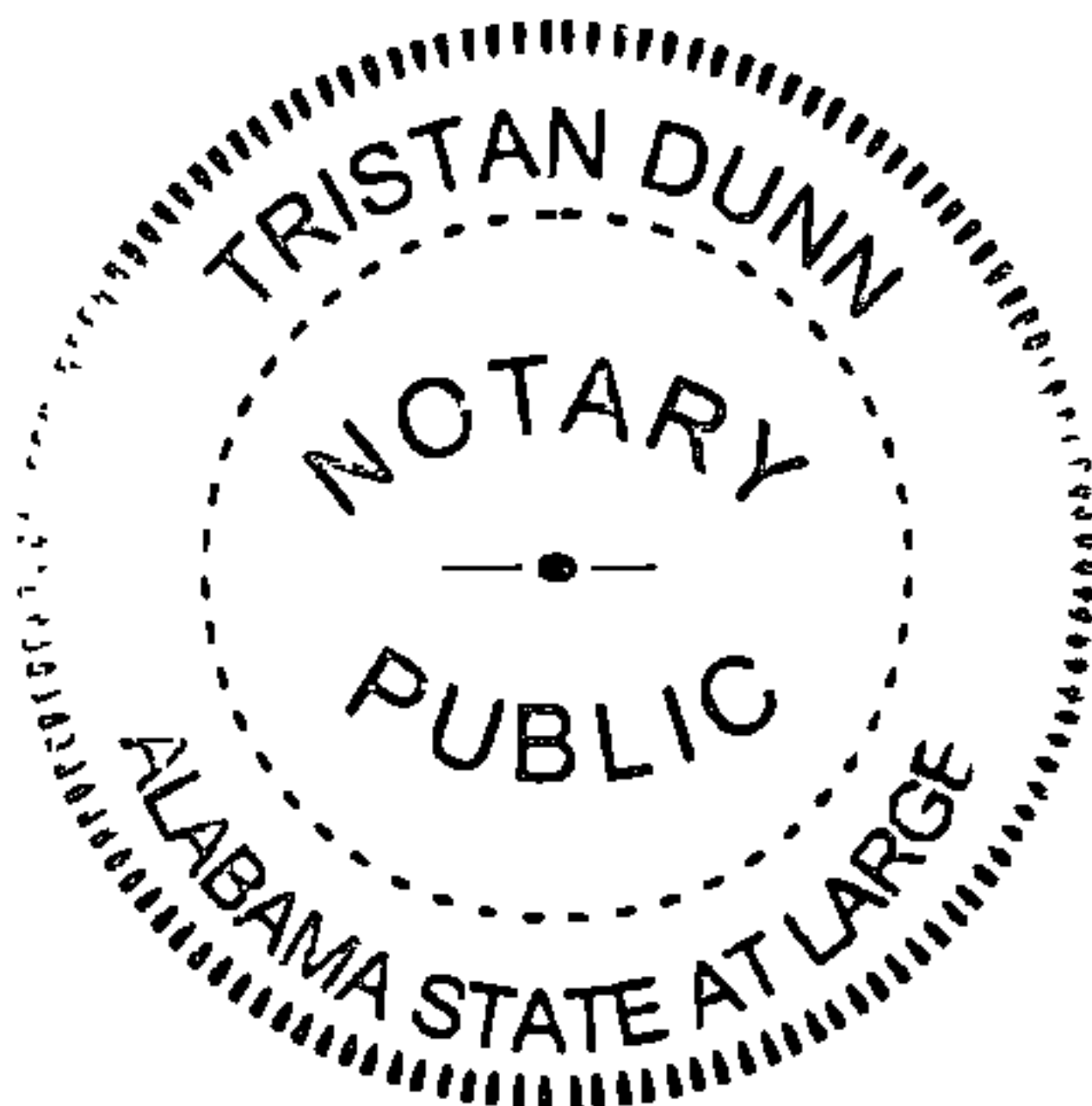

 WENDY M. HODGENS

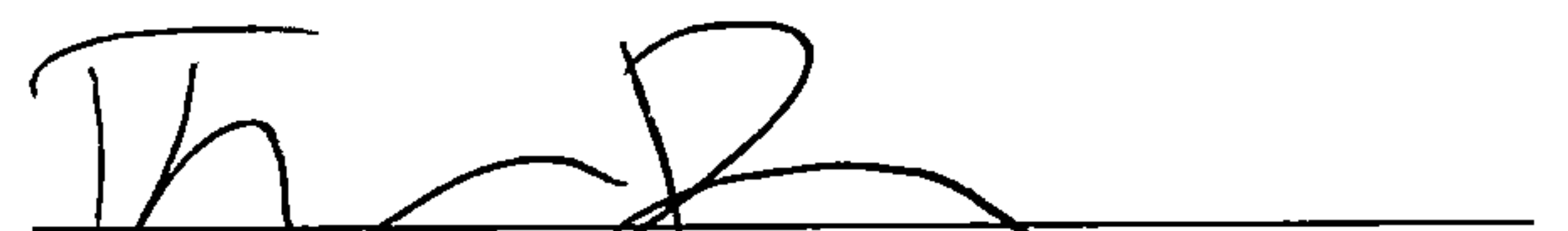
STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, a Notary Public, hereby certify that **PHILIP D. HODGENS, JR.** and **WENDY M. HODGENS** whose names are signed to the foregoing instrument or 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 this 13th day of June, 2024.




 NOTARY PUBLIC
 My Commission Expires: 02/27/2027

This instrument was prepared by:
 Henry C. Dailey, Jr., P.C.
 2217 Cahaba Valley Drive
 Birmingham, Alabama 35242

Send tax notice to:
 Philip D. Hodgens, Jr.
 66 Paytons Place
 Chelsea, Alabama 35043



20240627000193560 3/3 \$234.00
Shelby Cnty Judge of Probate, AL
06/27/2024 02:44:52 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name PHILIP D. HODGENS, JR.
Mailing Address 66 PAYTONS PLACE
CHELSEA, ALABAMA 35043

Grantee's Name PHILIP D. HODGENS, JR.
Mailing Address 66 PAYTONS PLACE
CHELSEA, ALABAMA 35043

Property Address 66 PAYTONS PLACE
CHELSEA, ALABAMA 35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 205,570.00

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 1/2 Tax Value - Create Joint Tenancy
☐ 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 06/13/2024

Print PHILIP D. HODGENS, JR.

☐ Unattested _____
(verified by)

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