

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Joseph Jones
357 Vesclub Drive
Vestavia, AL 35216

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Fifty-Five Thousand And No/100 Dollars (\$355,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Joseph Ralph Hardwick Jr. Revocable Living Trust, dated May 24, 2017, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Joseph Jones (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 7, according to the survey of Riverchase West, as recorded in Map Book 6, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama and amended by Map Book 6, Page 100 and being further amended by Map Book 7, Page 100 and being further amended by Map Book 7, Page 150, as recorded in said Probate Office.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

GRANTEE RECEIVED TITLE IN INST # 20190206000039570. DEED FAILED TO STATE MARITAL STATUS OF GRANTOR. GRANTOR JOSEPH RALPH HARDWICK, JR WAS UNMARRIED AT THE TIME.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 22nd day of November, 20 24.

Joseph Ralph Hardwick Jr. Revocable Living Trust, dated May 24, 2017

BY: Joseph R. Hardwick Jr.
Joseph Ralph Hardwick
Trustee

BY: Ann B. Hardwick
Ann Bonnie Hardwick
Trustee

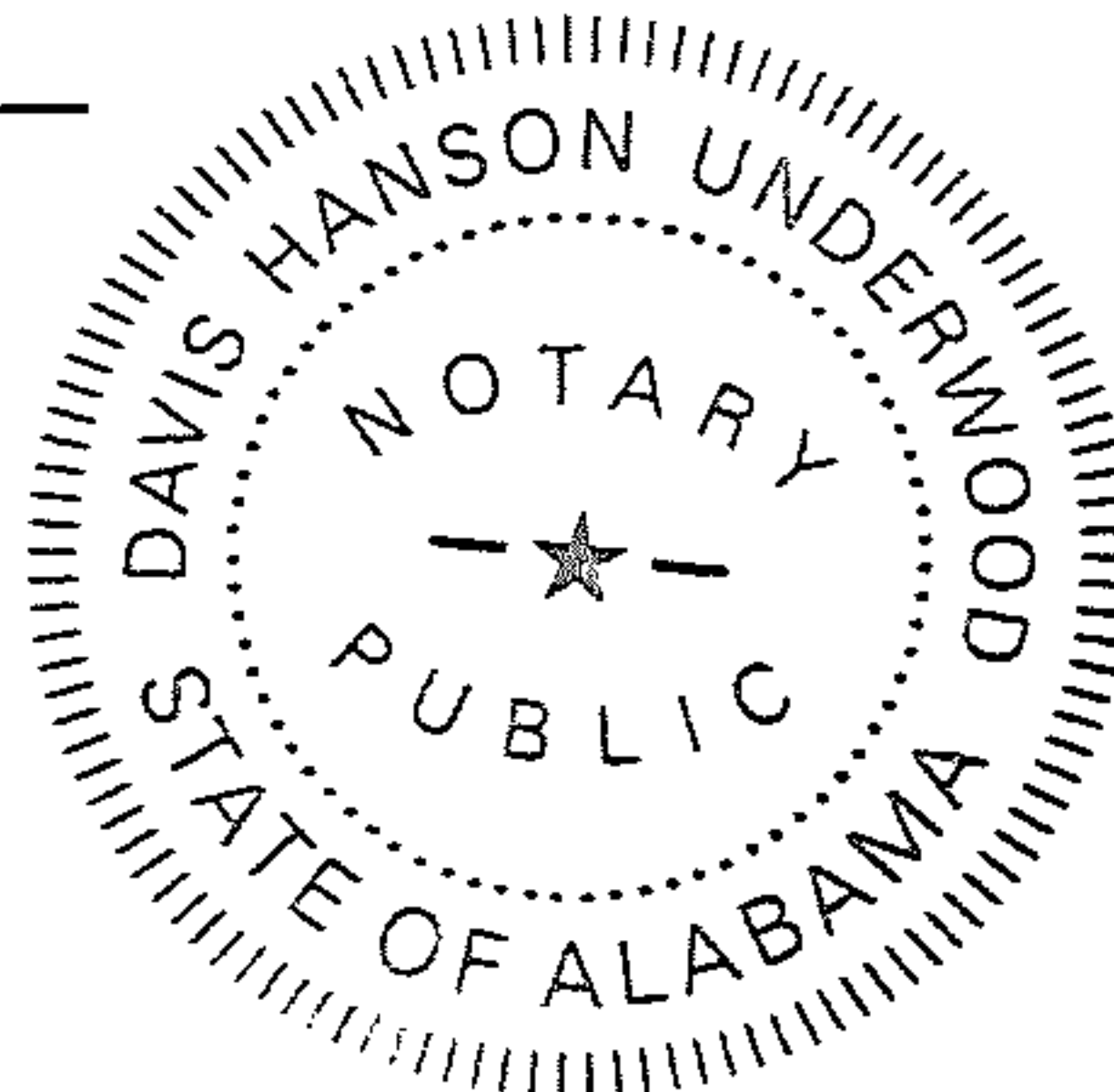
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Ralph Hardwick and Ann Bonnie Hardwick whose names as Trustees for the Joseph Ralph Hardwick Jr. Revocable Living Trust, dated May 24, 2017 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 and in their capacity as Trustees on the day the same bears date.

Given under my hand and official seal on 22nd day of November, 20 24.

[Signature]
Notary Public
My commission expires:

My Commission Expires
July 24, 2027



Real Estate Sales Validation Form

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

Grantor's Name Joseph Ralph Hardwick Jr.
Revocable Living Trust, dated May
24, 2017

Grantee's Name Joseph Jones

Mailing Address 3730 Carisbrooke Dr
Hoover, AL 35226

Mailing Address 357 Vesclub Drive
Vestavia, AL 35216

Property Address 2001 Shadowood Court
Hoover, AL 35244

Date of Sale December 2, 2024

Total Purchase Price \$355,000.00

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

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: December 2, 2024

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2024 02:22:17 PM
\$384.00 BRITTANI
20241203000372590

Allen S. Bayl