

SEND TAX NOTICE TO:
Katherine E Chunn and Michael Edward Hill, Jr
161 Stratford Circle
Pelham, Alabama 35124

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Three Hundred Thousand dollars & no cents (\$300,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Estate of Elaine Barber Hartley, deceased, Case No. 2024-000375, Shelby County, Alabama, Kyle Hartley, an unmarried man John M Hartley Jr, married man and Jana Hartley McWilliams aka Jana E. Hartley Cox, married woman

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Katherine E Chunn and Michael Edward Hill, Jr

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, in the Probate Office of Shelby County, Alabama.

\$270,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 14, Page 69.

Transmission Line Permits to Alabama Power Company as recorded in Real 167, Page 401; Deed Book 101, Page 551, Real 127, Page 63 and Real 333, Page 110.

Water and Sewer Easement to City of Pelham as recorded in Real Book 111, Page 673.

Agreement with Alabama Power Company as recorded in Real 364, Page 394 and Real 377, Page 413.

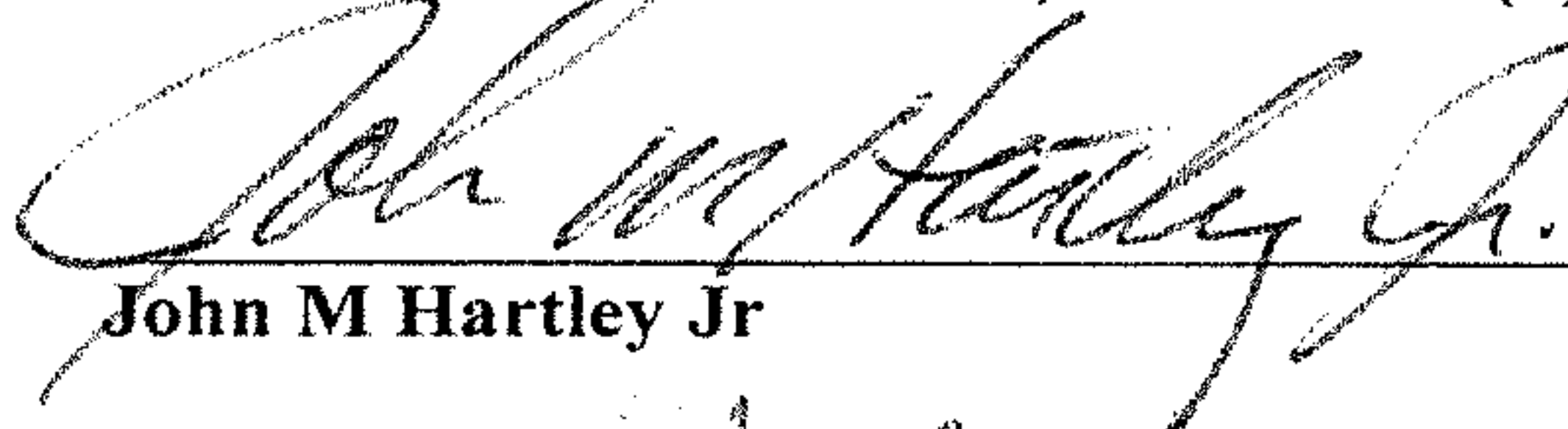
Restrictions appearing of record in Declaration of Protective Covenants of Phase I Stratford Place as recorded in Book 319, Page 643 and Declaration that supersedes and replaces the Declaration of Protective Covenants originally made and recorded of Phase I thru V as recorded in Instrument No. 20040813000454500.

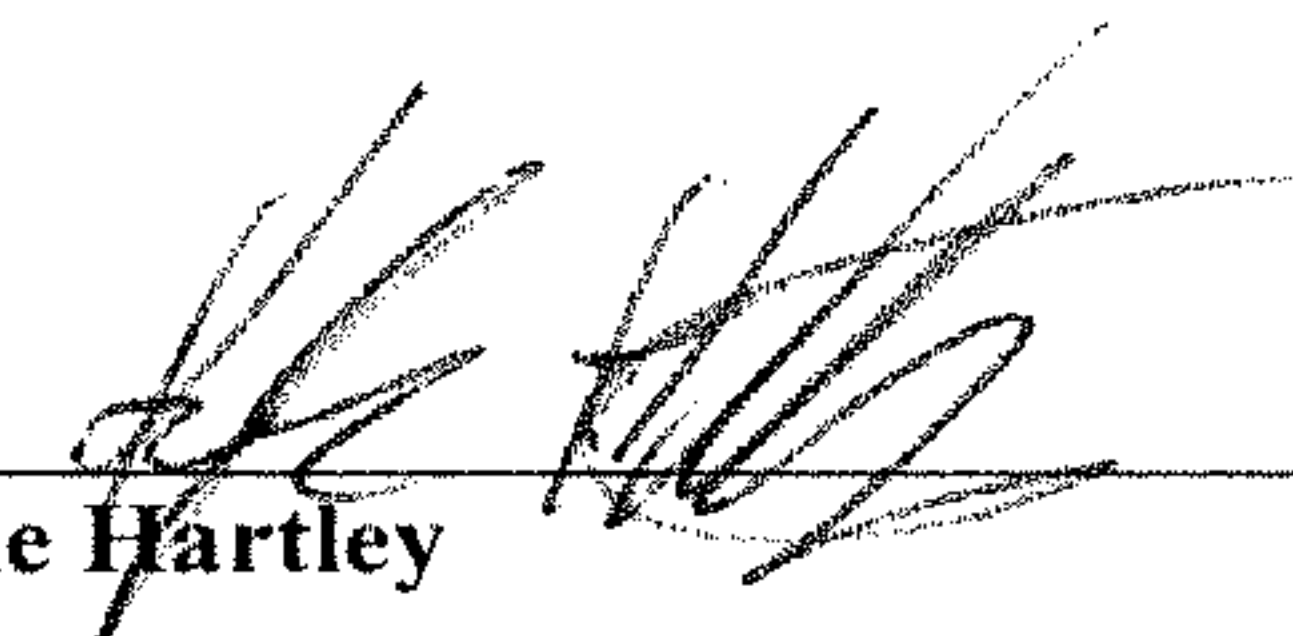
Terms and Conditions as set out in By-Law Stratford Place Homeowner's Association, Inc. as recorded in Instrument No. 20160229000063180.

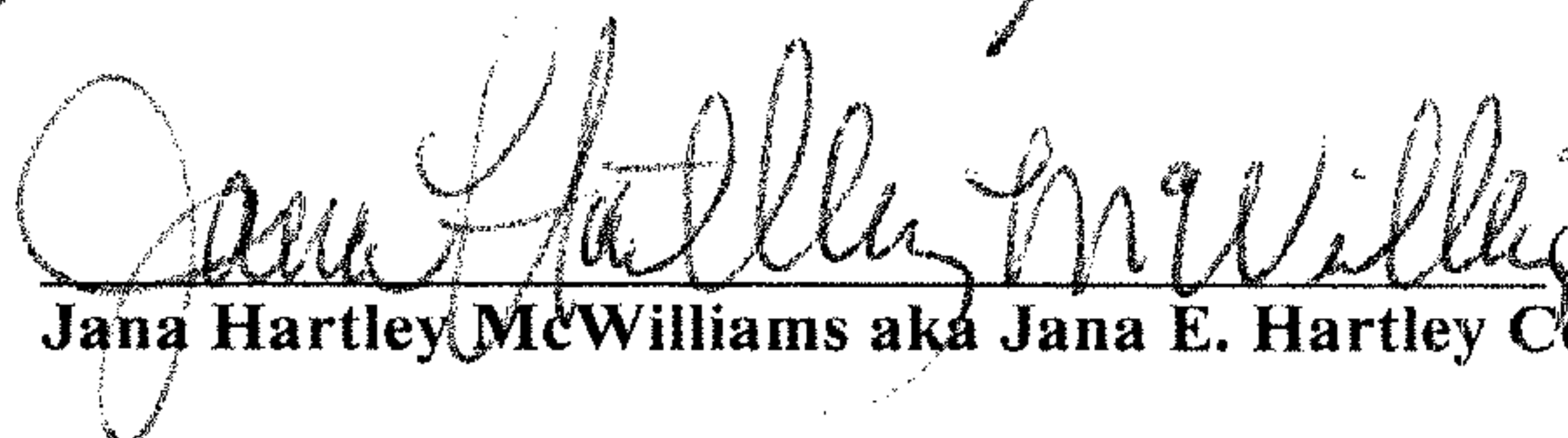
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **February 19, 2025**.

 (Seal)
John M Hartley Jr

 (Seal)
Kyle Hartley

 (Seal)
Jana Hartley McWilliams aka Jana E. Hartley Cox

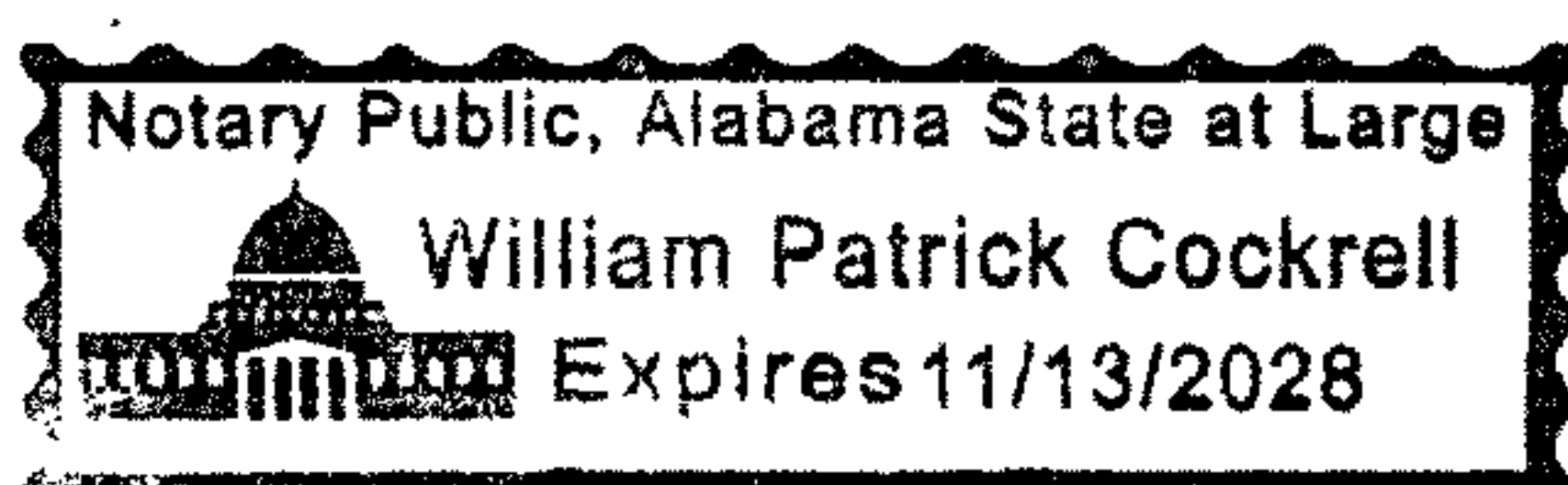
STATE OF ALABAMA

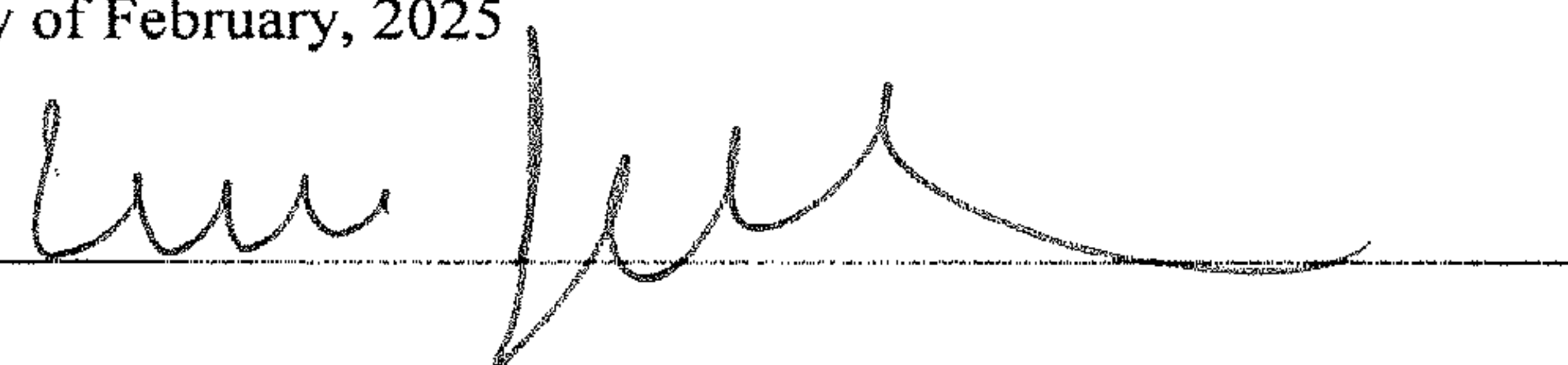
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kyle Hartley, an unmarried man, John M Hartley Jr, married man and Jana Hartley McWilliams aka Jana E. Hartley Cox, married woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, 2025



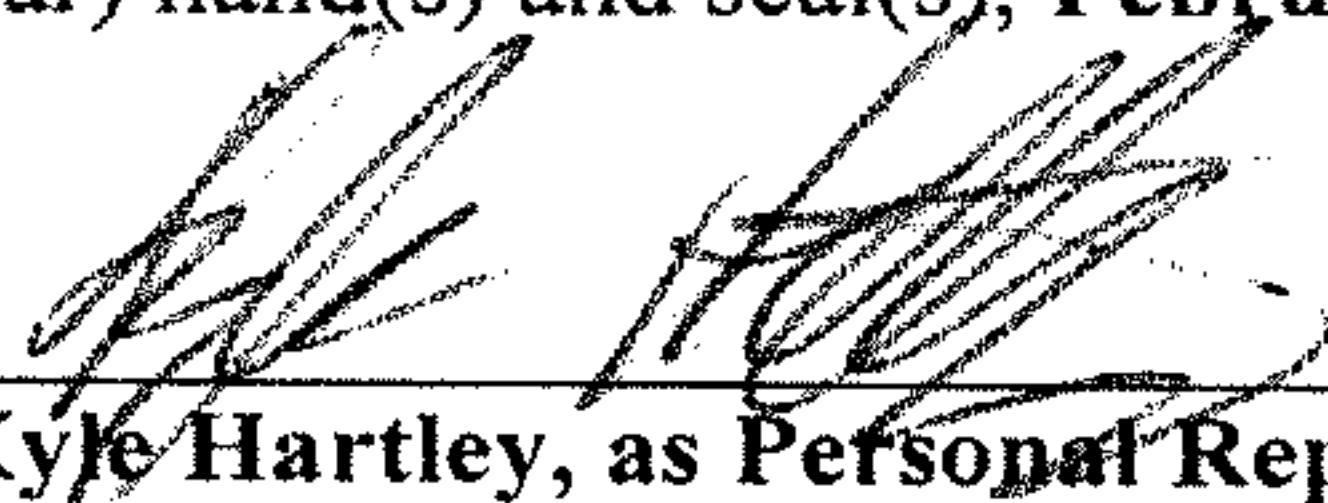

Notary Public.

(Seal)

My Commission Expires: _____

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2501064

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), February 19, 2025.



(Seal)
Kyle Hartley, as Personal Representative of the Estate of
Elaine Barber Hartley, deceased, Case No. 2024-000375,
Shelby County, Alabama

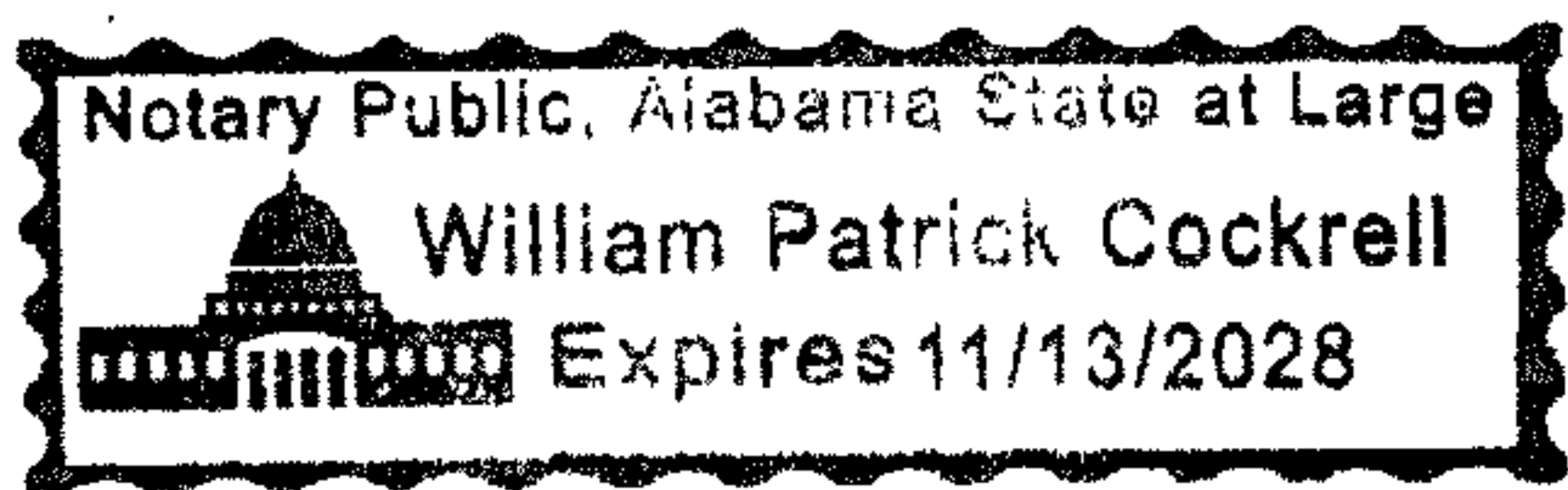
STATE OF ALABAMA

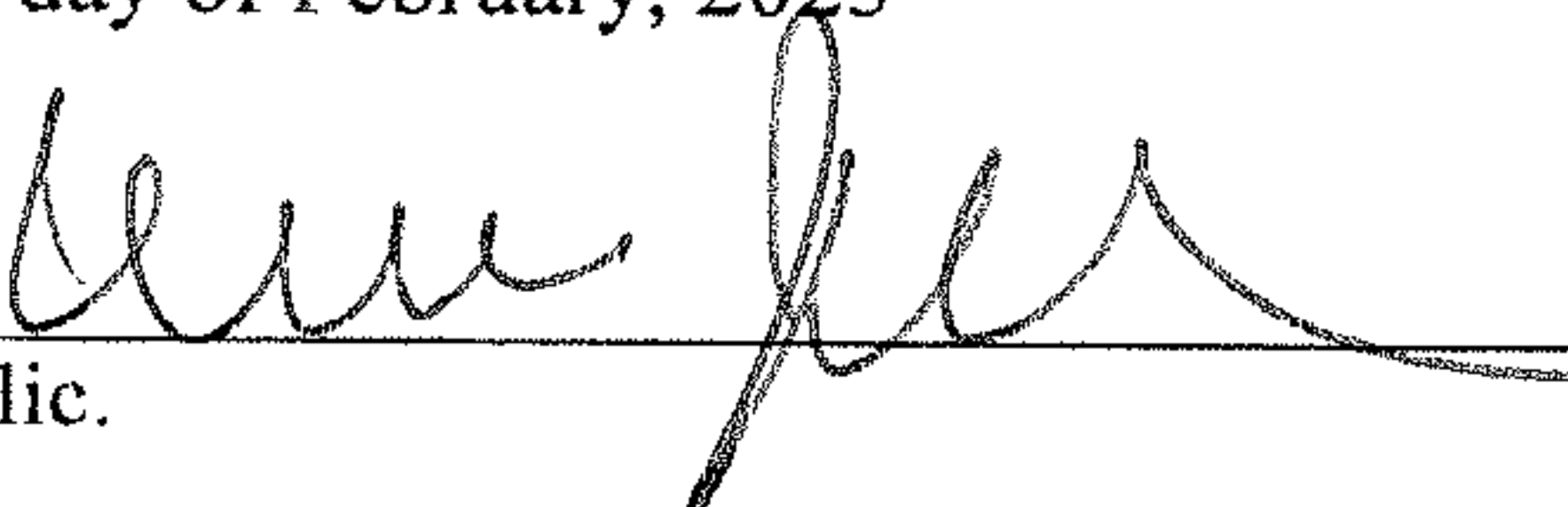
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kyle Hartley, whose name is signed Personal Representative of the Estate of Elaine Barber Hartley, deceased, Probate Case # 2024-000375, who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 19th day of February, 2025





Notary Public.

(Seal)

My Commission Expires: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/19/2025 11:51:39 AM
 \$335.00 PAYGE
 20250219000049020

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Estate of Elaine Barber Hartley,
 deceased, Case No. 2024-000375, Shelby County,
 Alabama, Kyle Hartley, John M Hartley Jr and Jana
 Hartley McWilliams aka Hana E Hartley Cox

Grantee's Name Katherine E Chunn and Michael Edward Hill,
 Jr

Mailing Address 3979 McClanahan
 Bessemer, Alabama 35022
 Property Address 161 Stratford Circle,
 Pelham, Alabama 35124

Mailing Address 161 Stratford Circle
 Pelham, Alabama 35124
 Date of Sale 02/19/2025

Total Purchase Price \$300,000.00

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
 X _____ Sales Contract
 _____ Closing Statement

_____ Appraisal
 _____ Other _____

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 2 . 19 . 25

William Patrick Cochran
 Print Katherine E Chunn

_____ Unattested

[Signature]
 (verified by)

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