

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Michael Deramus & Misty Deramus
117 Smokey Ridge Lane
Alabaster, AL 35007
Shelby, AL 35143

GENERAL WARRANTY DEED – Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND FOUR HUNDRED TEN AND 00/100 (\$185,410.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

HCR Properties, LLC, an Alabama Limited Liability Company

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Michael Deramus & Misty Deramus

(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West a distance of 473.60 feet; thence South 71 degrees 29 minutes 24 seconds West, a distance of 1007.52 feet to the point of beginning, said point lying on the Southerly right of way line of Shelby County Highway #408 (60-foot right of way); thence North 84 degrees 12 minutes 02 seconds West and along said right of way, a distance of 71.86 feet to a point, said point being the beginning of a curve to the left, having a radius of 204.45 feet, a central angle of 48 degrees 29 minutes 20 seconds and subtended by a chord which bears South 73 degrees 25 minutes 05 seconds West and chord distance of 167.92 feet; thence along the arc of said curve and said right of way line a distance of 173.02 feet; thence South 26 degrees 29 minutes 42 seconds East and leaving said right of way line, a distance of 341.96 feet; thence North 81 degrees 37 minutes 07 seconds East, a distance of 68.64 feet; thence North 02 degrees 02 minutes 00 seconds East a distance of 336.91 feet to the point of beginning.

Subject to:

Also and including a 25-foot ingress/egress and utility easement lying 12.5 feet either side of and parallel to the following described centerline: Commence at the Northeast corner of the Southeast quarter of the Northeast Quarter of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West a distance of 473.60 feet; thence South 71 degrees 28 minutes 24 seconds West a distance of 1007.52 feet; thence North 84 degrees 12 minutes 02 seconds West a distance of 12.53 feet to

the point of beginning of said easement; thence South 02 degrees 02 minutes 00 seconds West a distance of 340.03 feet to the point of ending of said easement.

SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 23rd day of May, 2025.

HCR Properties, LLC

By: 
Charlie Hartman
Its: Manager

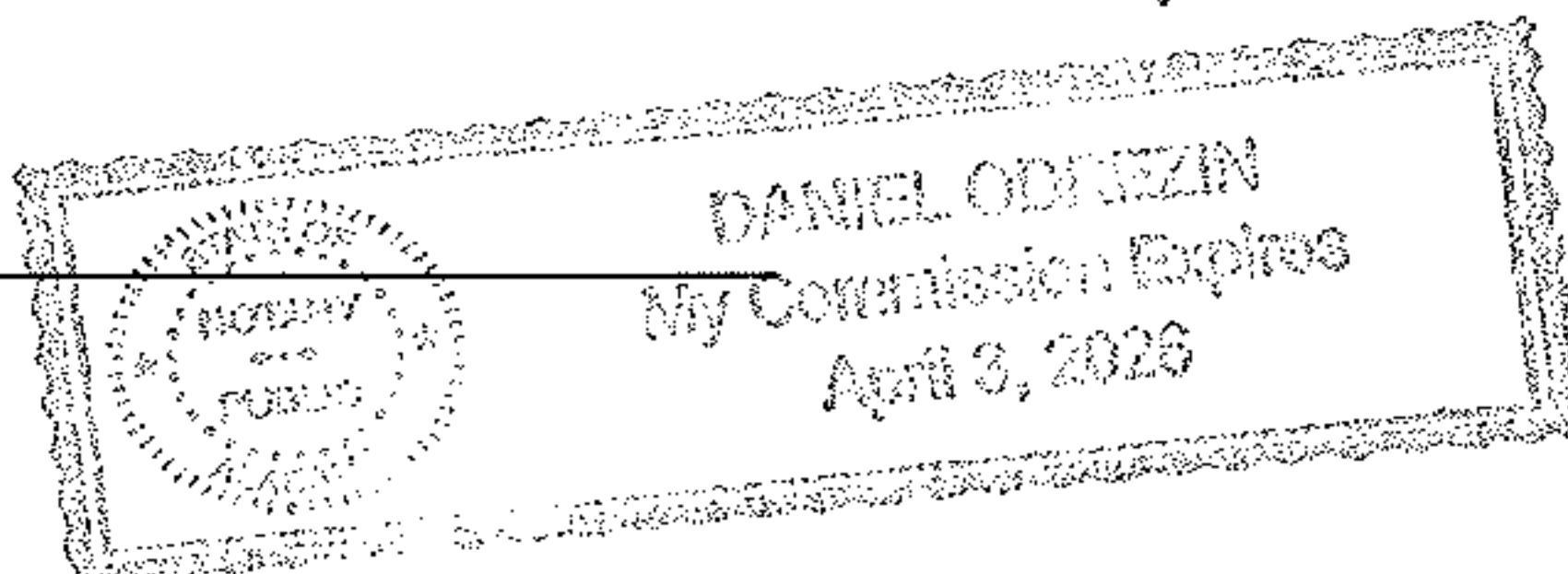
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charlie Hartman** whose name as **Manager** of **HCR Properties, LLC** 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, as such **Manager** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 23rd day of May, 2025

Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>HCR Properties, LLC</u>	Grantee's Name	<u>Michael Deramus and Misty Deramus</u>
Mailing Address	<u>137 Butler Road</u>	Mailing Address	<u>117 Smokey Ridge Ln</u>
	<u>Alabaster, AL 35007</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>170 County Road 408</u>	Date of Sale	<u>05/23/2025</u>
	<u>Shelby, AL 35143</u>	Total Purchase Price	<u>\$185,410.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 <u>Tax Assessed Value</u>
☐ 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 5/23/25



Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/29/2025 08:03:19 AM
\$213.50 JOANN
20250529000162850

Form RT-1

Allen S. Bayl