

Send Tax Notice to:  
Ronnie Booth and Lanis Booth  
360 South River Drive  
Shelby, AL 35143

This Instrument Prepared By:  
**Sandy F. Johnson**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-25-4365**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$465,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **DeWayne Hasenkamp Also Known As DeWayne Dale Hasenkamp, a single person, and Hulda LouAnn Hasenkamp, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is 167 Laurel Woods Drive, Helena, AL 35080

by **Ronnie Booth and Lanis Booth (herein referred to as "Grantee," whether one or more)**, whose mailing address is

360 South River Drive, Shelby, AL 35143

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **360 South River Drive, Shelby, AL 35143**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 13 day of June, 2025.

DeWayne Hasenkamp by Hulda LouAnn Hasenkamp  
DeWayne Hasenkamp by Hulda LouAnn Hasenkamp, his Agent  
Hulda LouAnn Hasenkamp  
Hulda LouAnn Hasenkamp

State of Alabama  
County of Shelby

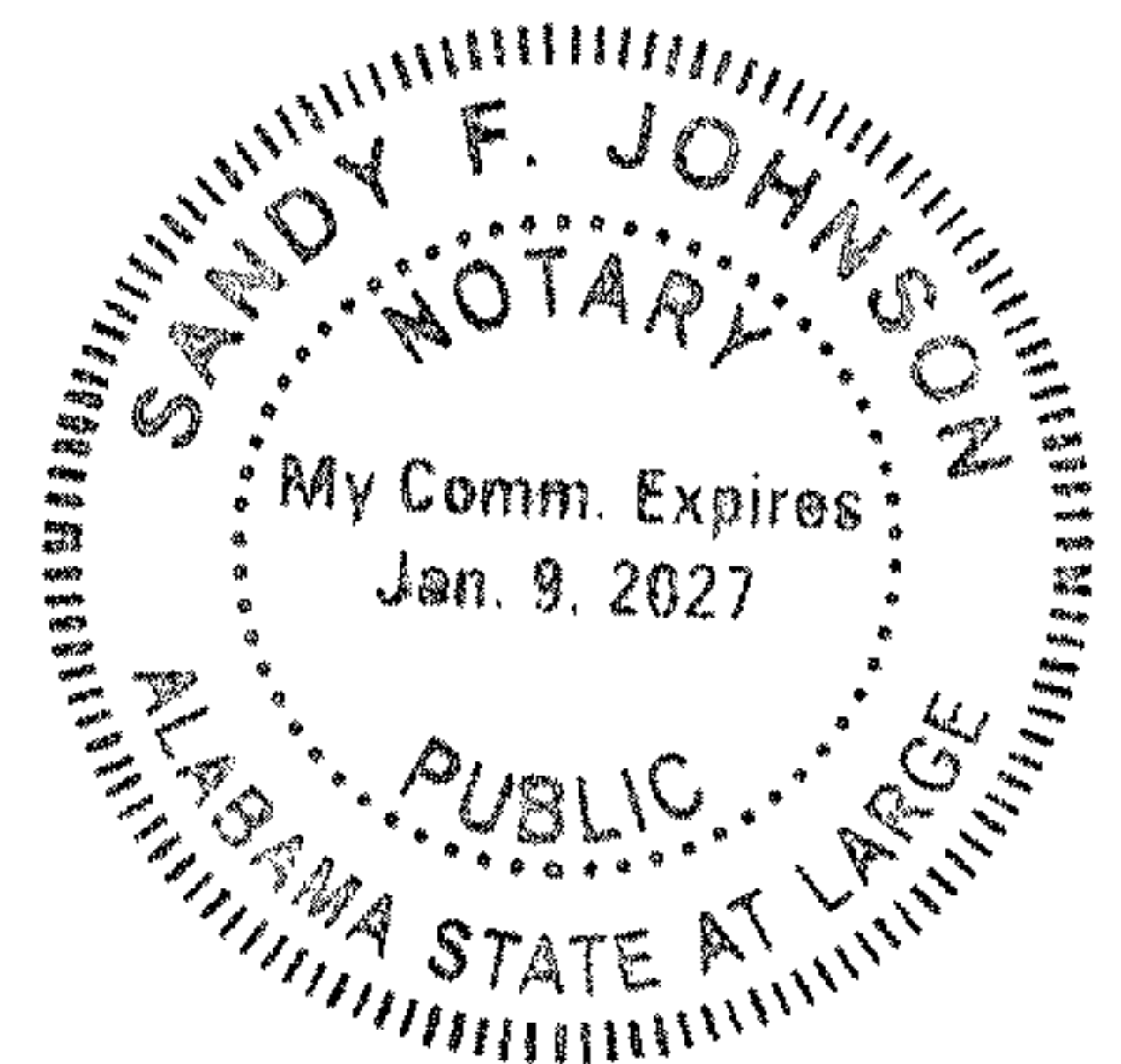
I, Sandy F. Johnson, a Notary Public, hereby certify that **Hulda LouAnn Hasenkamp**, whose name(s) is signed as Attorney in Fact for **DeWayne Hasenkamp** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 13 day of June, A. D. 2025

Sandy F. Johnson  
Notary Public

Sandy F. Johnson  
Printed Name

My Commission Expires: 01/09/2027



State of Alabama  
County of Shelby

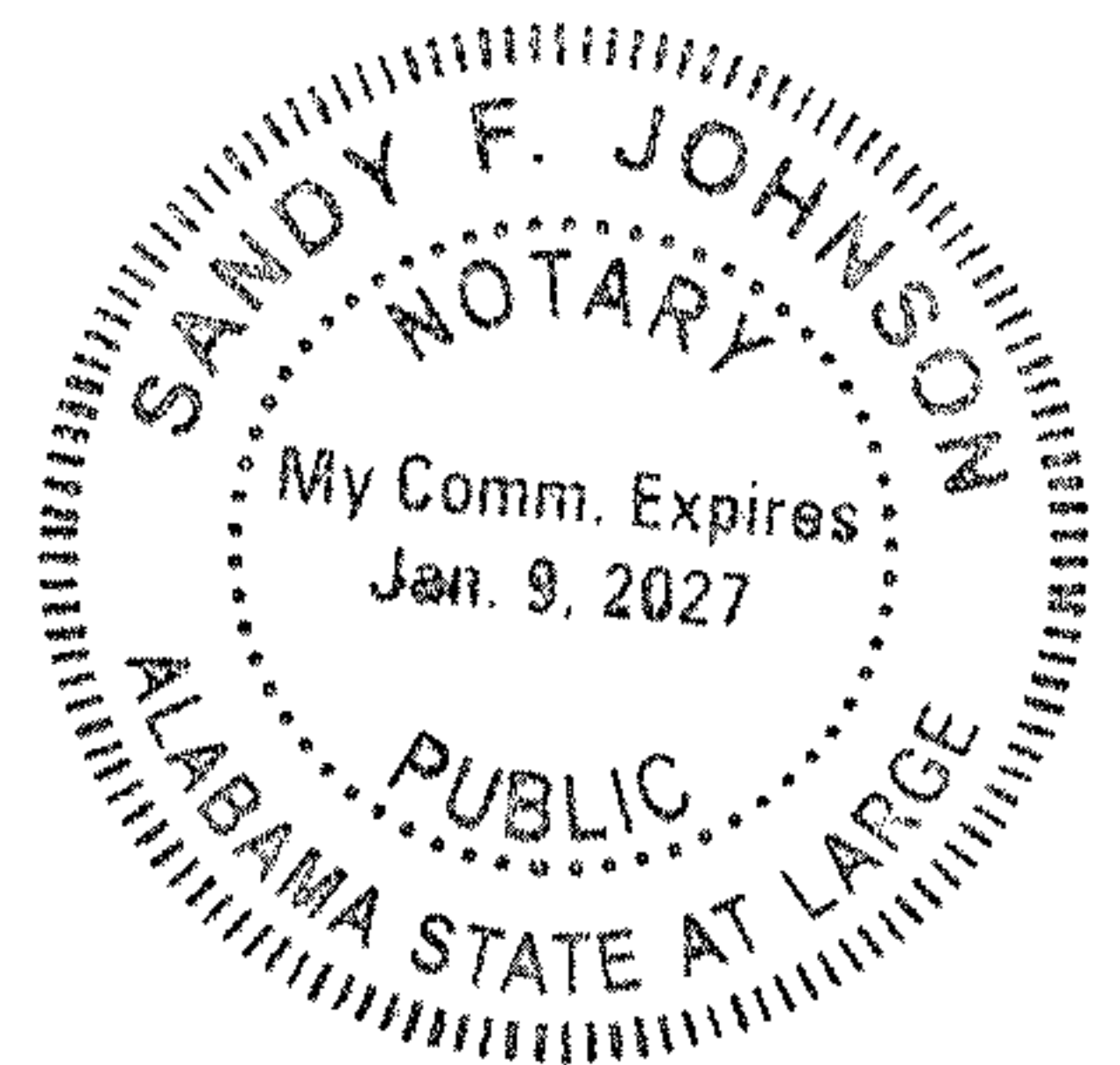
I, Sandy F. Johnson, a Notary Public, hereby certify that **Hulda LouAnn Hasenkamp**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 13 day of June, A. D. 2025

Sandy F. Johnson  
Notary Public

Sandy F. Johnson  
Printed Name

My Commission Expires: 01/09/2027





**EXHIBIT A****Property 1:**

LOT 65, LACOOSA ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 35, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, LESS AND EXCEPT A PART OF LOT 65, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHERNMOST CORNER OF SAID LOT 65 AND RUN SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID LOT 65 FOR 23.86 FEET; THENCE TURN 93 DEGREES 52 MINUTES 17 SECONDS RIGHT AND RUN SOUTHWESTERLY FOR 115.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 65; THENCE TURN 168 DEGREES 08 MINUTES 58 SECONDS RIGHT AND RUN NORTHEASTERLY ALONG SAID LOT LINE FOR 115.93 FEET TO THE POINT OF BEGINNING.

ALSO; A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 65 ACCORDING TO THE SURVEY OF LACOOSA ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND RUN NORTHWESTERLY ALONG AN EXTENSION OF THE SOUTHWEST LINE OF SAID LOT 65 FOR 20.83 FEET; THENCE TURN 102 DEGREES 07 MINUTES 59 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 101.45 FEET; THENCE TURN 168 DEGREES 08 MINUTES 58 SECONDS RIGHT AND RUN SOUTHERLY FOR 99.18 FEET TO THE POINT OF BEGINNING.

Source of Title: Warranty Deed from Robert E. Hoff and Lydia F. Hoff to DeWayne Hassenkamp dated July 23, 2013 and recorded August 2, 2013 as instrument 20130802000314180 in the Office of the Judge of Probate of Shelby County, Alabama



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/17/2025 11:39:16 AM**  
**\$494.00 KELSEY**  
**20250617000184970**

*Allen S. Bayl*