



20250711000210900 1/5 \$218.00
Shelby Cnty Judge of Probate, AL
07/11/2025 03:25:31 PM FILED/CERT

**DESCRIPTION SUPPLIED BY PARTIES. NO VERIFICATION OF TITLE OR COMPLIANCE
WITH GOVERNMENTAL REQUIREMENTS HAS BEEN MADE BY PREPARER OF DEED.**

Send Tax Notice to:

Carlos Dale Hamm and

Amanda Putterie

11460 Old Chelsea Rd
Chelsea, AL 35043

This instrument was prepared by:
Ellis, Head, Owens, Justice & Kilgore
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **AMANDA PUTTERIE**, a married woman, and **CARLOS DALE HAMM**, an unmarried and widowed man (herein referred to as Grantors), do grant, bargain, sell and convey unto ourselves, **CARLOS DALE HAMM** and **AMANDA PUTTERIE** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit as (**Parcel 2**) as described in Exhibit "A" and "B" below:

SEE EXHIBIT "A" AND EXHIBIT "B"

1. Carlos Dale Hamm is unmarried and widowed and has no heirs.
2. Amanda Putterie is the only heir of Nancy Elaine Hamm who died on July 3, 2024.
3. Subject to easements, right of way, and restrictions of record.
4. Not part of Grantors' homestead.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs,

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State of Alabama
Deed Tax: \$184.00

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, we have hereunto set our hands and seals this 11 day of July, 2025.

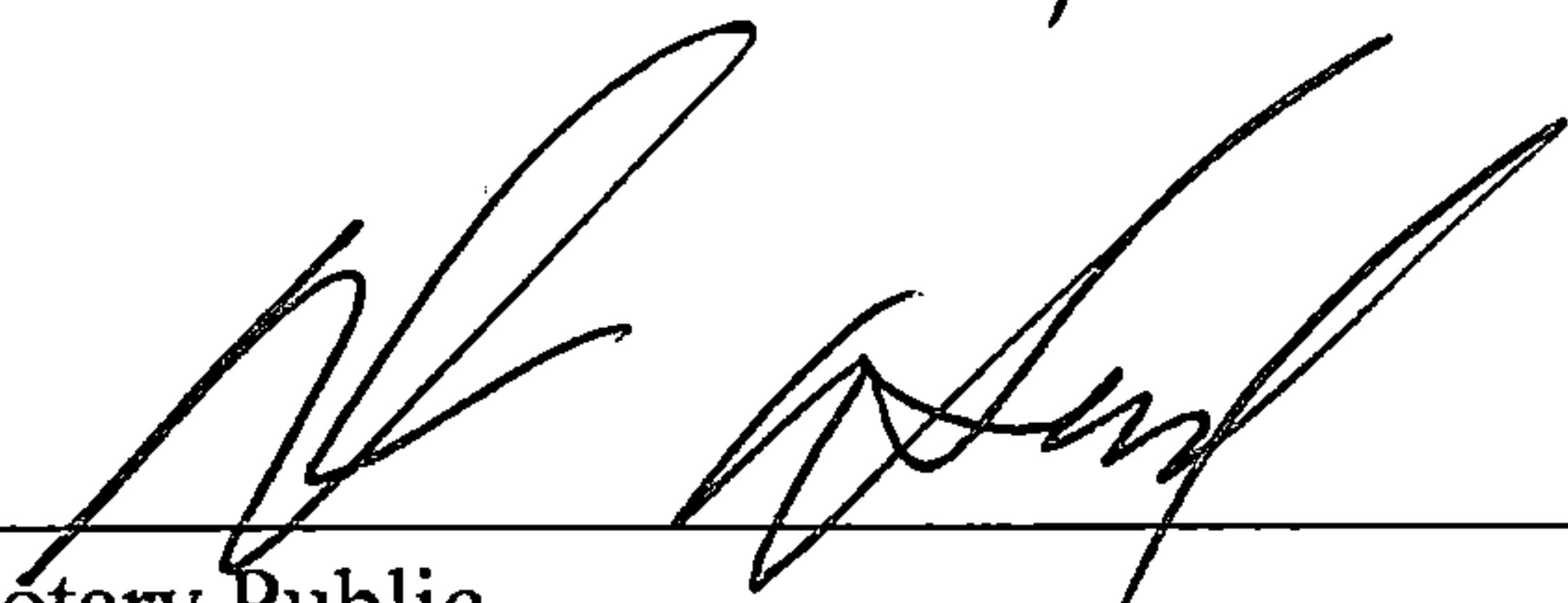

Amanda Putterie, Individually

Carlos Dale Hamm by Amanda Putterie
Carlos Dale Hamm by Amanda Putterie (POA)
who has authority by Power of Attorney
for Carlos Dale Hamm

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Amanda Putterie, individually, and Carlos Dale Hamm, by and through his Power of Attorney with Amanda Putterie, whose names 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 on the day the same bears date.

Given under my hand and official seal this 11th day of July, 2025.


Notary Public

My Commission Expires: 1/2/2029

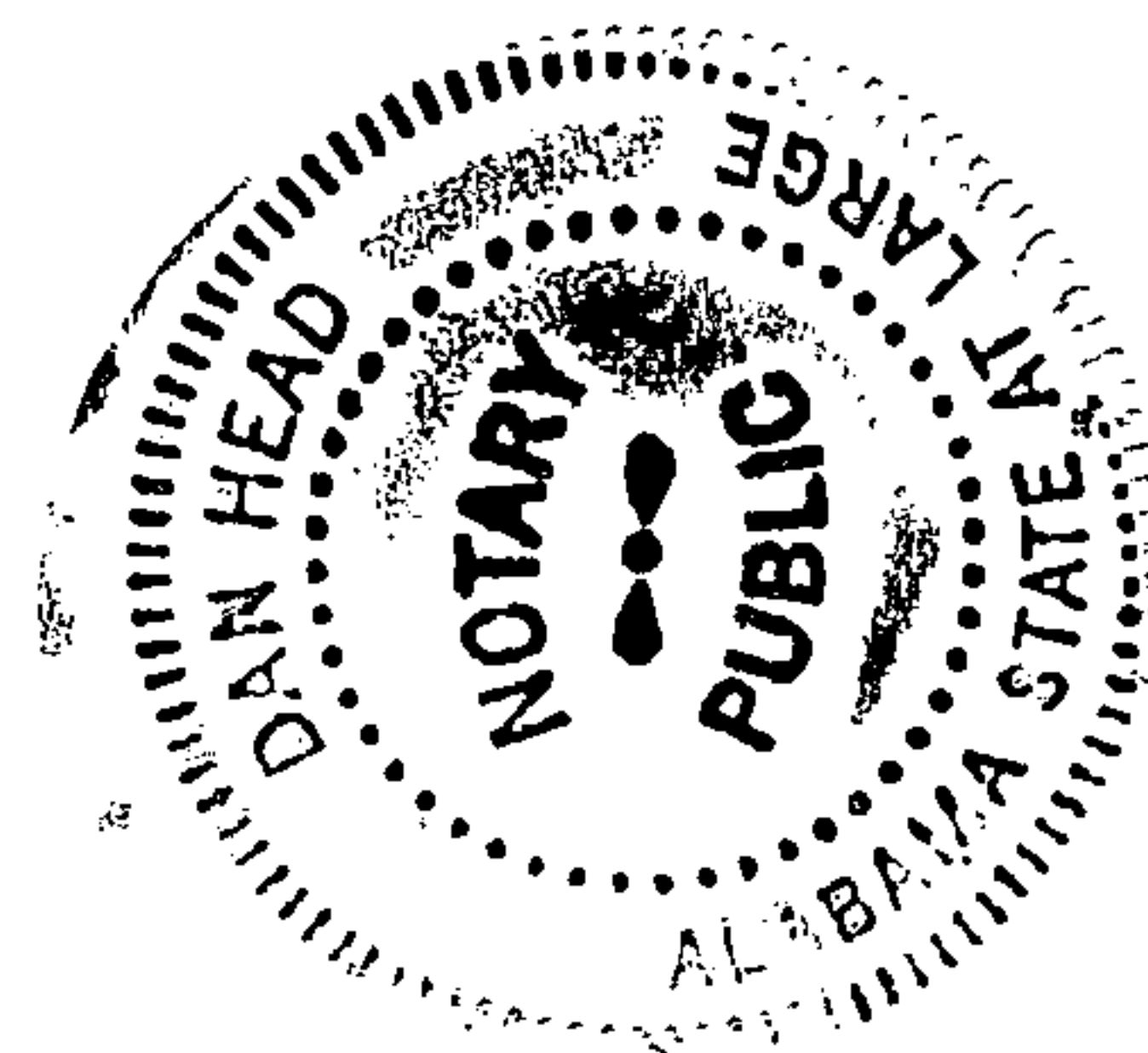


Exhibit "A"

PARCEL 2

LEGAL DESCRIPTION

(AS-SURVEYED)

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A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 2" OPEN TOP PIPE LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF SAID 1/4 – 1/4 SECTION, AND RUN N 89°18'55" E ALONG THE NORTH LINE OF SAID 1/4 – 1/4 SECTION FOR A DISTANCE OF 125.25 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" AND THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID NORTH LINE N 89°18'55" E FOR A DISTANCE OF 29.07 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID NORTH LINE, RUN S 00°03'22" W FOR A DISTANCE OF 208.71 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 89°18'55" E FOR A DISTANCE OF 208.71 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 00°03'22" W FOR A DISTANCE OF 892.45 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 87°03'12" W FOR A DISTANCE OF 208.71 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 00°02'12" E FOR A DISTANCE OF 208.71 FEET TO A 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" SET ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF U.S. HIGHWAY 280; THENCE RUN N 87°52'50" W ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 31.67 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID RIGHT OF WAY, RUN N 00°08'40" E FOR A DISTANCE OF 1295.13 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 5.14 ACRES, MORE OR LESS.

Exhibit "B"



Job #: 23-420.1 GRAPHIC SCALE: 1" = 100' Copyright ©



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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Amanda Putterie
Carlos Dale Hamm
11460 Old Chelsea Rd
Chelsea, AL 35043

Grantee's Name
Mailing Address

Amanda Putterie
Carlos Dale Hamm
11460 Old Chelsea Rd
Chelsea, AL 35043

Property Address

14352 HWY 280
Chelsea, AL 35043

Date of Sale

7/11/2025

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value

\$ 183,512.50

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
☐ 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 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

7/11/2025

Print

Amanda Putterie

Unattested

Sign

[Signature]

Verified by

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

