

THIS INSTRUMENT PREPARED BY:
KATHERINE H WATKINS
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Thomas Hershberger
Rebecca Hershberger
122 Cottage Ln.
Sterrett, AL 35147



20250923000292410 1/2 \$310.00
Shelby Cnty Judge of Probate, AL
09/23/2025 04:03:38 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY-FOUR THOUSAND NINE HUNDRED NINETY-NINE AND 00/100 (\$284,999.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, OMAR G TOUCHSTONE, III, a married individual, whose address is 1615 Highway 468, Vincent, AL (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, THOMAS HERSHBERGER AND REBECCA HERSHBERGER, (hereinafter referred to as GRANTEES) for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9, according to the Final Plat of Beech Hollow, a private subdivision, as recorded in Map Book 51, page 3, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, building lines, easements, rights of way, and restrictions of record.

Property Address is 238 Beech Hollow, Chelsea, AL 35043.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR,, has hereunto set his hand and seal this the _____ day of September, 2025.

OMAR G. TOUCHSTONE, III

Shelby County, AL 09/23/2025
State of Alabama
Deed Tax: \$285.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Omar G. Touchstone, III, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of September, 2025.

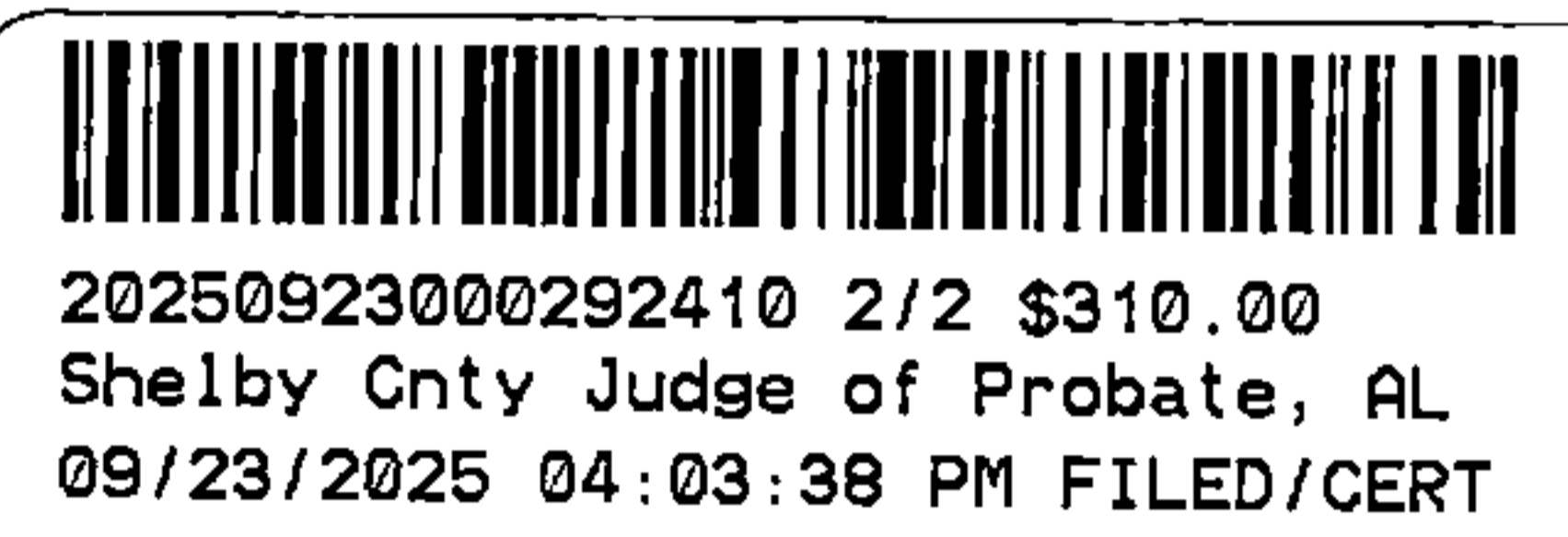
Katherine Watkins
NOTARY PUBLIC
My Commission Expires: 8/14/29

Real Estate Sales Validation Form

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

Grantor's Name: Omar G. Touchstone, III; Mailing Address: 1615 Hwy 468, Vincent, AL; Grantee's Name: Thomas & Rebecca Hershberger; Mailing Address: 122 Cottage Ln, Jerrett, AL 35147; Property Address: 238 Beech Hollow, Chelsea, AL 35043; Date of Sale: 9/23/25; Total Purchase Price: \$284,999.00; 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, 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: 9/23/25; Unattested; (verified by); Print: Nita Morris; Sign: Nita Morris; (Grantor/Grantee/Owner/Agent) circle one