# After Recording Send Tax Notice To:

Richard C. Hartfield Pamela G. Hartfield 216 Barkwood Loop Calera, AL 35040

# WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, Richard Clifton Hartfield and Pamela Gayle Hartfield, Trustees of the Hartfield Family Trust dated March 8, 2017, husband and wife (herein referred to as Grantor), grant, bargain, sell and convey unto Ryan Lee Hartfield, Trustee of the Hartfield Family Trust dated March 8, 2017, and as Restated on January 8, 2025, (An Irrevocable Trust), (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

#### See Exhibit "A"

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

### Property is not the Homestead of the Grantors.

To have and to hold to the said grantee, Trustee's successors, and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, Successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 1-8-25.

Richard C. Hartfield

Pamela C. Hartfield

### STATE OF ALABAMA

### **COUNTY OF SHELBY**

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that Richard C. Hartfield and Pamela G. Hartfield, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

This Document Prepared By:

John R. Holliman 2491 Pelham Parkway Pelham, AL 35124 205-663-0281 Given under my hand and official seal of office this 1-8-2025.

John R. Holliman, NOTARY PUBLIC

My Commission Expires:

#### EXHIBIT A - LEGAL DESCRIPTION

#### Parcel ID # 33-1-11-0-001-036.006

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence N 04°16'02" E a distance of 74.08' to the point of beginning; thence continue along the last described course, a distance of 287.47' to a point, said point lying on the Northwesterly course, a distance of Shelby County Road #331, said point also being the beginning of right of way of Shelby County Road #331, said point also being the beginning of a non-tangent curve to the left, having a radius of 303.49', a central angle of 28°25'30" and subtended by a chord which bears S 50°55'58" W, and a chord distance of 149.03'; thence along the arc of said curve and said right of way a distance of 01°28'48", and subtended by a chord which bears S 1.592.11', a central angle of 01°28'48", and subtended by a chord which bears S 35°58'50" W, and a chord distance of 41.11'; thence along the arc of said curve and said right of way a distance of 41.11'; thence S 36°36'20" E and leaving said right of way a distance of 198.67' to the point of beginning.

#### Parcel ID # 33-1-11-0-001-036.001

Commence at the SE Corner of the SW 1/4 of the SW 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the point of beginning; thence N 87°21′29" W along the Section line, a distance of 276.26' to a point said point lying on the Northwesterly right of way line of Shelby County Road #311, said point also being the beginning of a non tangent curve to the left, having a radius of 580.80', a central angle of 15°40'14" and subtended by a chord which bears N 38°53'24' E, and a chord distance of 158.36'; thence along the arc of said curve and said right of way a distance of 158.85' to a point of reverse curve to the right having a radius of 1,592.11', a central angle of 04°11'09" and subtended by a chord which bears N 33°08'52" E, and a chord distance of 116.29'; thence along the arc of said curve and said right of way a distance of 198.67'; thence S 36°36'20" E and leaving said right of way a distance of 198.67'; thence S 04°16'02' W, a distance of 74.08' to the point of beginning.

## Real Estate Sales Validation Form

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

Grantor's Name	Richard Clifton Hartfield & Pamela Gayle	Grantee's Name	Ryan Lee Hartfield, Trustee of the Hartfield
Mailing Address	Hartfield	- Mailing Address	
1110.11.119	216 Barkwood Loop		216 Barkwood Loop
	Calera, AL 35040		Calera, AL 35040
Property Address	Parcel 33-1-11-0-001-036.006	_ Date of Sale	
	Parcel 33-1-11-0-001-036.001	_ Total Purchase Price	<b>\$</b>
Filed and Recorded Official Public Record	ls	_ or	
Judge of Probate, She Clerk	lby County Alabama, County	_ Actual Value	<u> </u>
Shelby County, AL 10/30/2025 02:13:30 P \$116.00 KELSEY		Assessor's Market Value	\$ 12,380+69,440= \$81,820.00
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evidence: (check one) (Recordation of documentary evidence is not required)			
Bill of Sale		Appraisal √ Other Tax Assessment	
Sales Contrac		✓ Other rax Assessmen	<u> </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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 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 10/30/2025		Print Shannon Brubaker	
Unattested		Sign Many Many Sign	MAMBARA
	(verified by)		ee/Owner/Agent) circle one
			Form RT-1

eForms