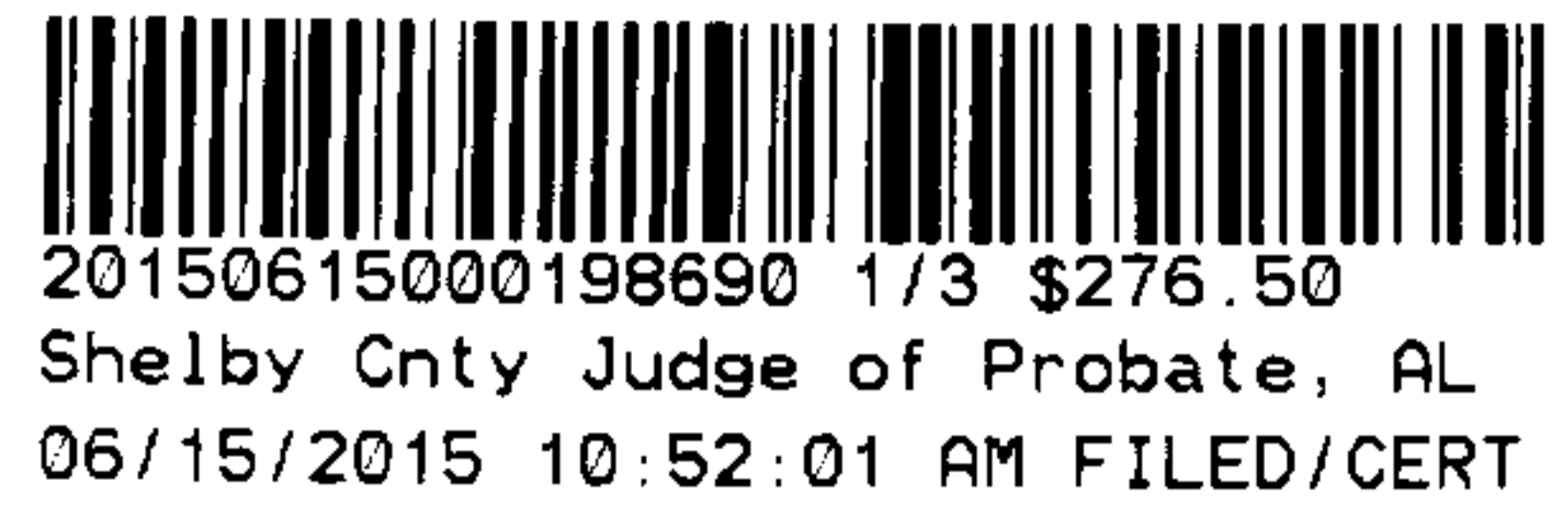


This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Linda N. McQueen
1520 Hays Circle
Vestavia, AL 35216



WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and NO/100 Dollars (\$10.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Linda N. McQueen and Ausbon D. McQueen, III, Wife and Husband**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Elaine N. Hill**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 3, Block 2, according to the Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, Page 19 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

- 1. Advalorem taxes for the current tax year.
- 2. Easements, restrictions, reservations and conditions of record.

Attorney makes no certification as to title and/or legal description.

Linda N. McQueen and Linda Lee Nelson McQueen are one and the same person.

Ausbon D. McQueen, III and Ausbon Daniel McQueen, III are one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 9th day of June, 2015.

Shelby County, AL 06/15/2015
State of Alabama
Deed Tax: \$254.50

Linda N. McQueen (SEAL)
Linda N. McQueen

Ausbon D. McQueen III
By Linda Lee Nelson McQueen, His Attorney in Fact (SEAL)
Ausbon D. McQueen, III
By: Linda Lee Nelson McQueen, His Attorney in Fact

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda N. McQueen**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 2015.



Notary Public

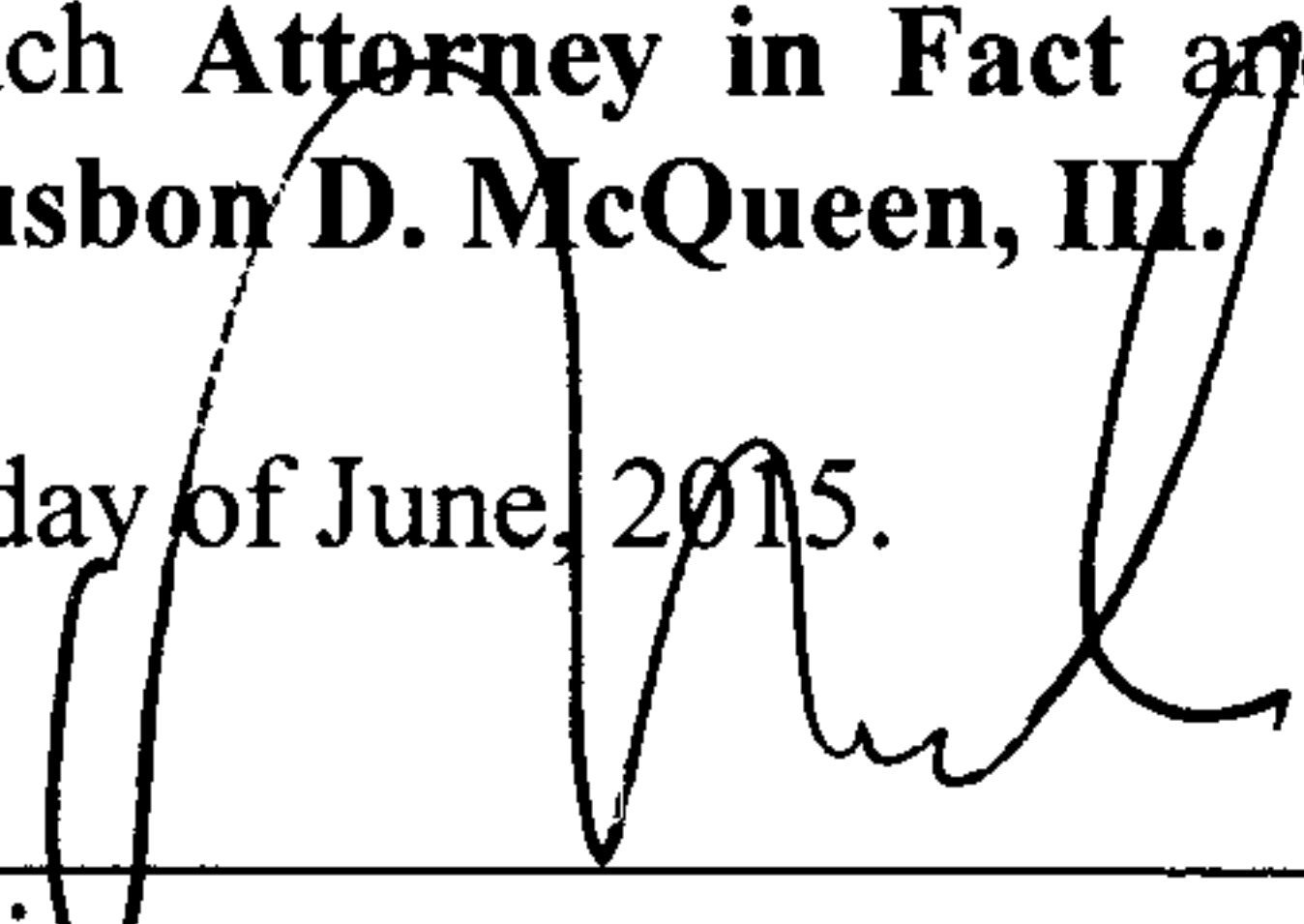
My commission expires: 7/22/17

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Linda Lee Nelson McQueen**, whose name as **Attorney in Fact**, for **Ausbon D. McQueen, III** 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** as such **Attorney in Fact** and with full authority, executed the same voluntarily for and as the act of said **Ausbon D. McQueen, III**.

Given under my hand and official seal this 9th day of June, 2015.



Notary Public
Mark E. Gualano

My commission expires: 7/28/2017



20150615000198690 2/3 \$276.50
Shelby Cnty Judge of Probate, AL
06/15/2015 10:52:01 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Linda N. McQueen
Mailing Address Ausbon D. McQueen, III
1520 Hays Circle
Vestavia, AL 35216

Grantee's Name Elaine N. Hill
Mailing Address

Property Address 5208 Meadow Garden Lane
Birmingham, AL 35242

Date of Sale

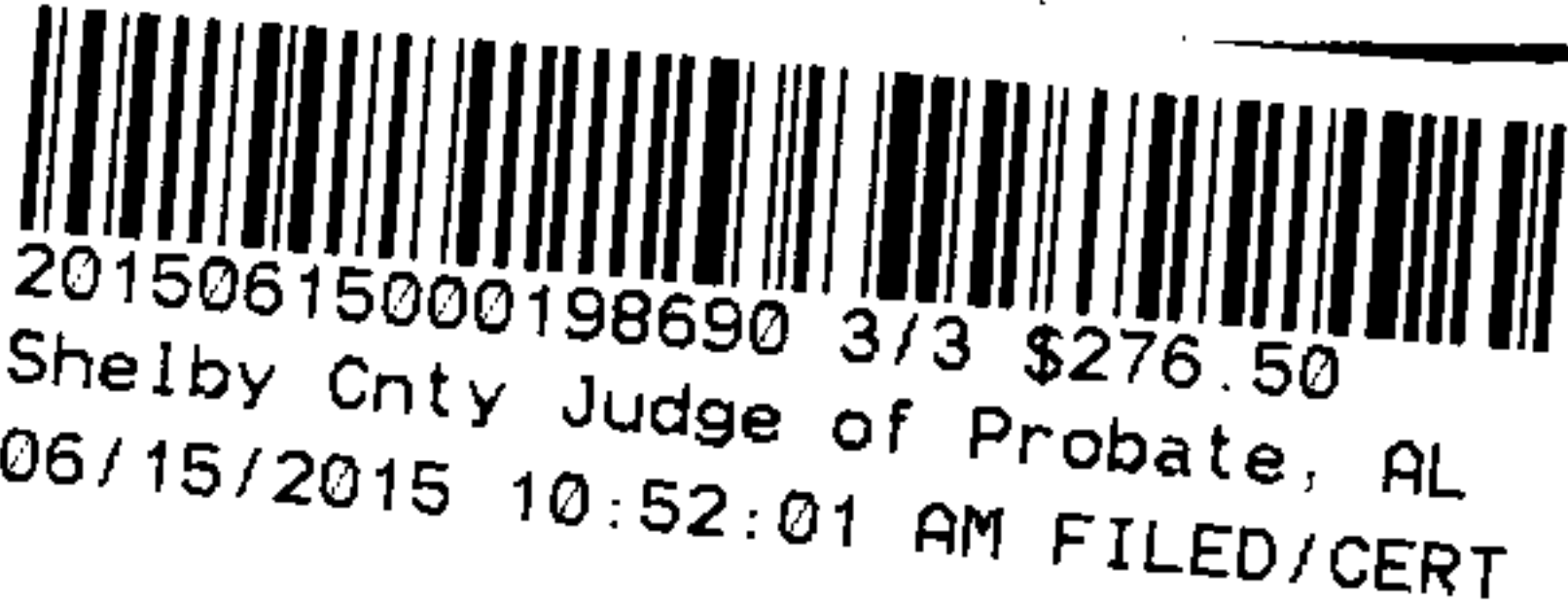
Total Purchase Price \$ 254,400.00 ./. 500 x

or \$254.40

Actual Value \$

or

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

Print Linda N. McQueen

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)