

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Sandra C. Denaburg
157 Hillcrest Dr.
Montevallo, AL 35115

GENERAL WARRANTY DEED

20160621000214780

06/21/2016 03:43:21 PM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Three Thousand And No/100 Dollars (\$153,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Cynthia Hilbrich, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Sandra C. Denaburg (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

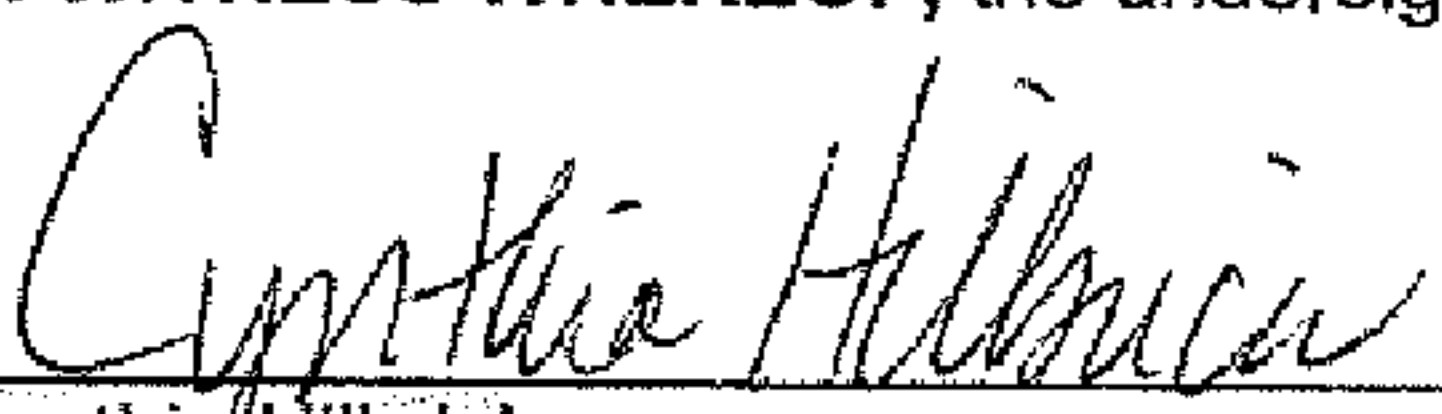
Lot 172, according to the Survey of Lakes at Hidden Forest Phase 1, as recorded in Map Book 36, Page 115, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Forty-Five Thousand Three Hundred Fifty And No/100 Dollars (\$145,350.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 17, 2016.

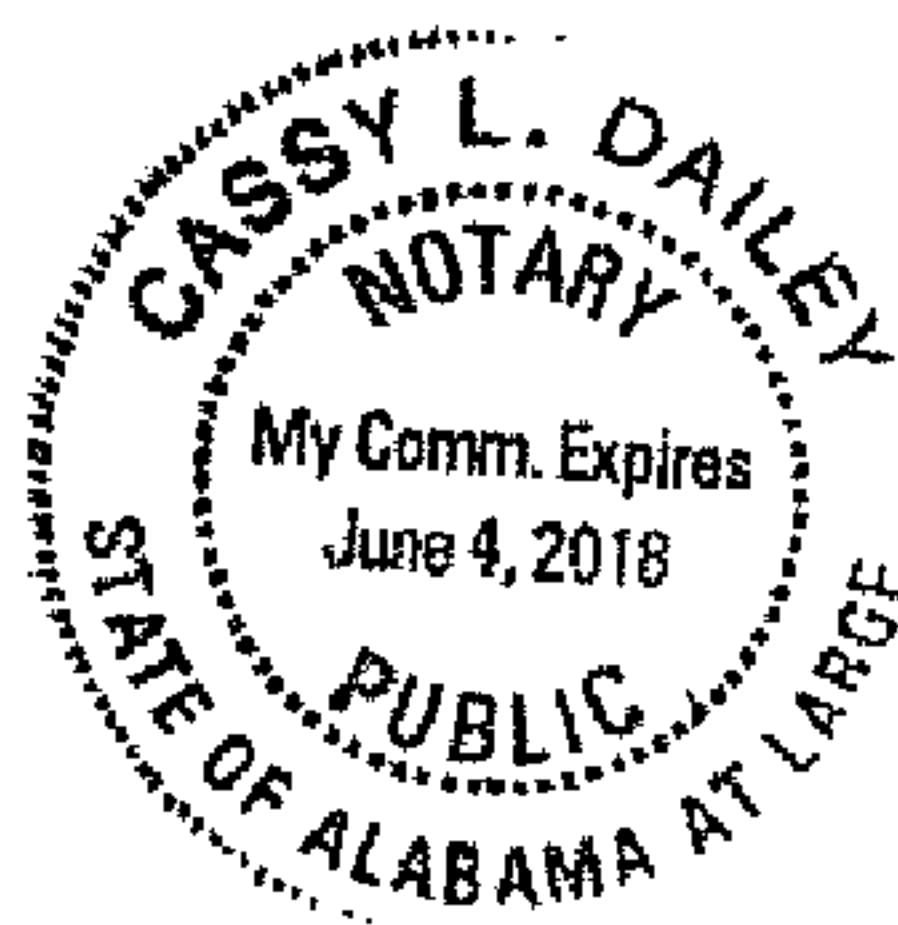

Cynthia Hilbrich

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Cynthia Hilbrich 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 on 17th day of June, 2016.


Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20160621000214780 06/21/2016 03:43:21 PM DEEDS 2/2

Grantor's Name	Cynthia Hilbrich	Grantee's Name	Sandra C. Denaburg
Mailing Address	157 Hillcrest Dr. Montevallo, AL 35115	Mailing Address	805 County Road 130 Jemison, AL 35085
Property Address	157 Hillcrest Dr. Montevallo, AL 35115	Date of Sale	June 17, 2016
		Total Purchase Price	\$153,000.00
		or	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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 - Cynthia Hilbrich, 157 Hillcrest Dr., Montevallo, AL 35115.

Grantee's name and mailing address - Sandra C. Denaburg, 805 County Road 130, Jemison, AL 35085.

Property address - 157 Hillcrest Dr., Montevallo, AL 35115

Date of Sale - June 17, 2016.


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.

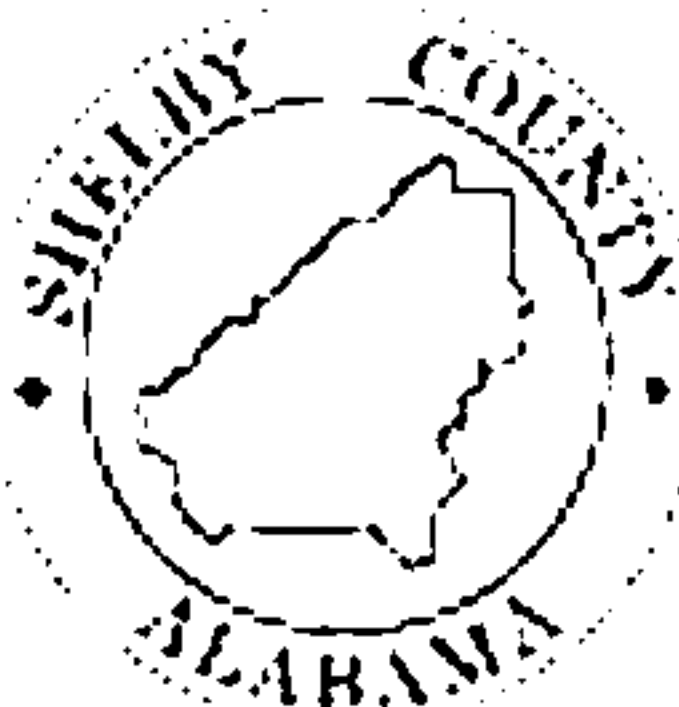
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: June 17, 2016

Haley Taylor
Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/21/2016 03:43:21 PM
\$25.00 CHERRY
20160621000214780

