

20180103000001640  
01/03/2018 10:17:30 AM  
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Two Hundred Twenty Nine Thousand Nine Hundred Dollars (\$229,900.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **Ashley S. Hicks and husband, Byron K. Hicks, Jr.**, (herein referred to as grantor), grant, bargain, sell and convey unto **Peter S. Bevel**, (herein referred to as grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

**Lot 54, according to the Survey of Hamlet, Seventh Sector, as recorded in Map Book 9, Page 120, in the Office of the Judge of Probate of Shelby County Alabama.**

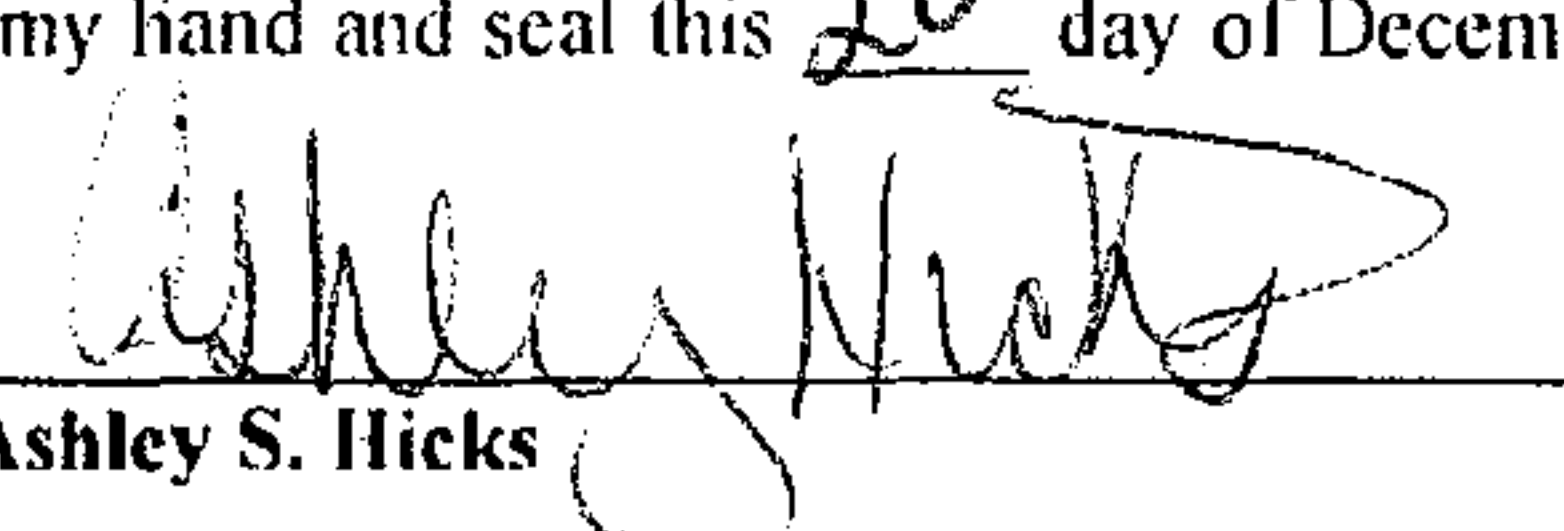
For ad valorem tax purposes only, the address for the above property is 919 7<sup>th</sup> Avenue NW, Alabaster, AL 35007.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

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

In Witness Whereof, I have hereunto set my hand and seal this 20 day of December, 2017.

  
Ashley S. Hicks

  
Byron K. Hicks Jr.

STATE OF Colorado )  
COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Ashley S. Hicks and Byron K. Hicks, Jr.**, 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 the 20 day of December, 2017.

  
NOTARY PUBLIC

My Commission Expires 06/20/2020

THIS INSTRUMENT PREPARED BY:  
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830  
AFTER RECORDING RETURN TO:  
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

ANDREW HANLEY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID # 20164023380  
MY COMMISSION EXPIRES 06-20-2020

## Real Estate Sales Validation Form

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

Grantor's Name Ashley S. Hicks & Byron K Hicks  
 Mailing Address 919 7th Avenue NW  
 Alabaster, AL 35007

Grantee's Name Peter S Bevel  
 Mailing Address 425 Winchester Drive  
 Birmingham, AL 35215

Property Address 919 7th Avenue NW  
 Alabaster, AL 35007

Date of Sale 12/22/2017  
 Total Purchase Price \$ 229,900.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/03/2018 10:17:30 AM  
 \$29.50 CHERRY  
 20180103000001640

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 Leanne G. Ward

Unattested

Sign

*Leanne G. Ward*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1