20190401000102510
04/01/2019 12:58:28 PM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, AL 35244

SEND TAX NOTICE TO:
Harriet Mathews
13618 Niti Drive
Hudson, FL 34669

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of **Two Hundred Fifty-Two Thousand and 00/100 ($252,000.00)** Dollars and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

D.R. Horton, Inc. - Birmingham
(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Harriet Mathews
(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 1426, Chelsea Park 14th Sector Park Crossings, as recorded in Map Book 47, Pages 96A and 96B, in the Office of Probate in Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

Zero ($0.00)of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD, unto the said GRANTEE, her/his heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

By acceptance of this Deed, Grantee hereby covenants and agrees for himself/herself and his/her heirs and assigns that the Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property conveyed herein or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of past or future injuries to any owner, occupant or other person in or upon the property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines, sinkholes or other geological formations, deposits or conditions) under or on said property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property sold hereunder. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons or entities holding under or through Grantee.

IN WITNESS WHEREOF, the said GRANTOR by its Assistant Secretary who is authorized to execute this conveyance, has hereto set his/her signature and seal this the **28th** day of **March, 2019**.

D. R. HORTON, INC. - BIRMINGHAM

By: Brenda L. Gibson
Its: Assistant Secretary

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brenda L. Gibson whose name as Assistant Secretary of D. R. HORTON, INC. - BIRMINGHAM, a corporation, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the **28th** day of **March, 2019**.

SEAL

STATE OF ALABAMA NOTARY PUBLIC
ALICIA D. FERNANDEZ
My Commission Expires
February 28, 2021

Notary Public
My Commission Expires: 02/28/21

19-0170

Real Estate Sales Validation Form

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

Grantor's Name **D.R. Horton, Inc. - Birmingham**

Mailing Address **2188 Parkway Lake Drive Suite 200**
Hoover, AL 35244

Property Address **4071 Park Crossings Drive**
Chelsea, AL 35043

Grantee's Name **Harriet Mathews**

Mailing Address **13618 Niti Drive**
Hudson , FL 34669

Date of Sale **March 28, 2019**

Total Purchase Price **$252,000.00**
or
Actual Value **$**
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)

___ Bill of Sale
_X_ 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 **March 28, 2019**

___ Unattested _____ (verified by)

Print D.R. Horton, Inc - Birmingham

Sign Brenda L. Dixon Assistant Secty
(Grantor/Grantee/Owner/Agent) circle one

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/01/2019 12:58:28 PM
$270.00 CHERRY
20190401000102510

Alabama 5. Boyd