

**This instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Jacob Hollon and Felicia Suarez  
156 Hillcrest Drive  
Montevallo, AL 35115

**WARRANTY DEED**

**20191218000467880**

**12/18/2019 08:09:40 AM**

**DEEDS 1/3**

**STATE OF ALABAMA**            )  
  )  
**SHELBY COUNTY**             )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of One Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars (\$189,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Willie Edd May, Jr., a married man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jacob Hollon and Felicia Suarez (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 197, The Lakes at Hidden Forest Phase 2, according to the plat thereof, recorded in Map Book 37, Page 122 A & B, as recorded in the Office of the Judge of Probate 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.

The property herein conveyed does not constitute the homestead of the Grantor's spouse.

Subject to a third party mortgage in the amount of \$186,459.00 executed and recorded simultaneously herewith.

Subject to a third party mortgage in the amount of \$5,697.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 13<sup>th</sup> day of December, 20 19.

Willie Edd May, Jr.  
Willie Edd May, Jr.

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie Edd May, Jr. 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 13<sup>th</sup> day of December, 2019.

Courtney Snow Carter  
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

Grantor's Name	Willie Edd May, Jr.	Grantee's Name	Jacob Hollon and Felicia Suarez
Mailing Address	156 Hillcrest Drive Montevallo, AL 35115	Mailing Address	156 Hillcrest Drive Montevallo, AL 35115
Property Address	156 Hillcrest Drive Montevallo, AL 35115	Date of Sale	December 13, 2019
		Total Purchase Price	\$189,900.00
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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 - Willie Edd May, Jr., 156 Hillcrest Drive, Montevallo, AL 35115.

Grantee's name and mailing address - Jacob Hollon and Felicia Suarez, 156 Hillcrest Drive, Montevallo, AL 35115.

Property address - 156 Hillcrest Drive, Montevallo, AL 35115

Date of Sale - December 13, 2019.

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.

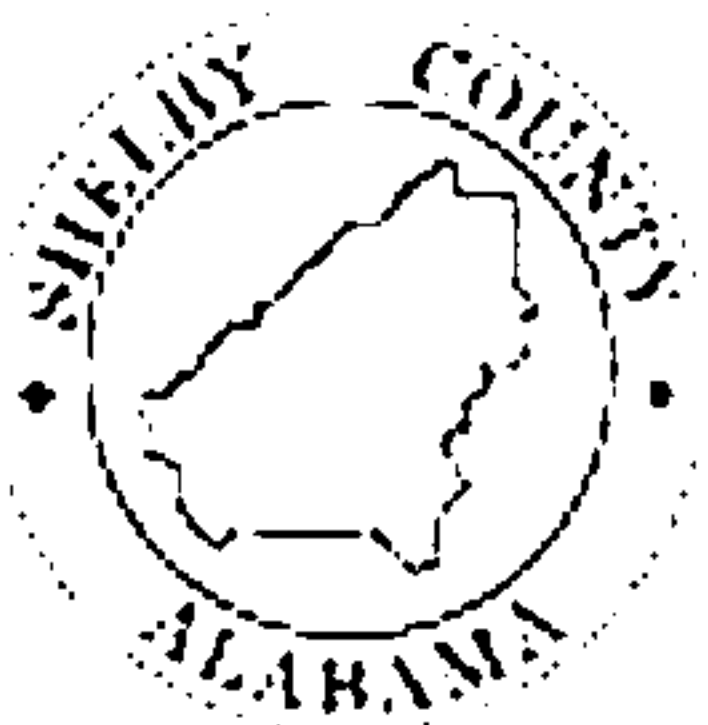
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: December 13, 2019

Sign *Christley Carter*  
Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/18/2019 08:09:40 AM  
 \$29.00 CHERRY  
 20191218000467880

*Allen S. Boyd*