

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Lorraine K. Robertson  
910 Haddington Dale  
Pelham, AL 35124

20230815000245880  
08/15/2023 10:12:32 AM  
DEEDS 1/3

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Sixty Thousand And No/100 Dollars (\$360,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Connie L. Hendon and Frank Wilson Hendon, Jr., a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lorraine K. Robertson (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 358 A, according to a Resurvey of Lots 357, 358, 359, and 360 Haddington Parc at Ballantrae Phase I, as recorded in Map Book 34, page 27, 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.

**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 this 14<sup>th</sup> day of August, 20 23.

Connie L. Hendon

Connie L. Hendon

Frank Wilson Hendon, Jr.

Frank Wilson Hendon, Jr.

STATE OF ALABAMA  
COUNTY OF Jefferson

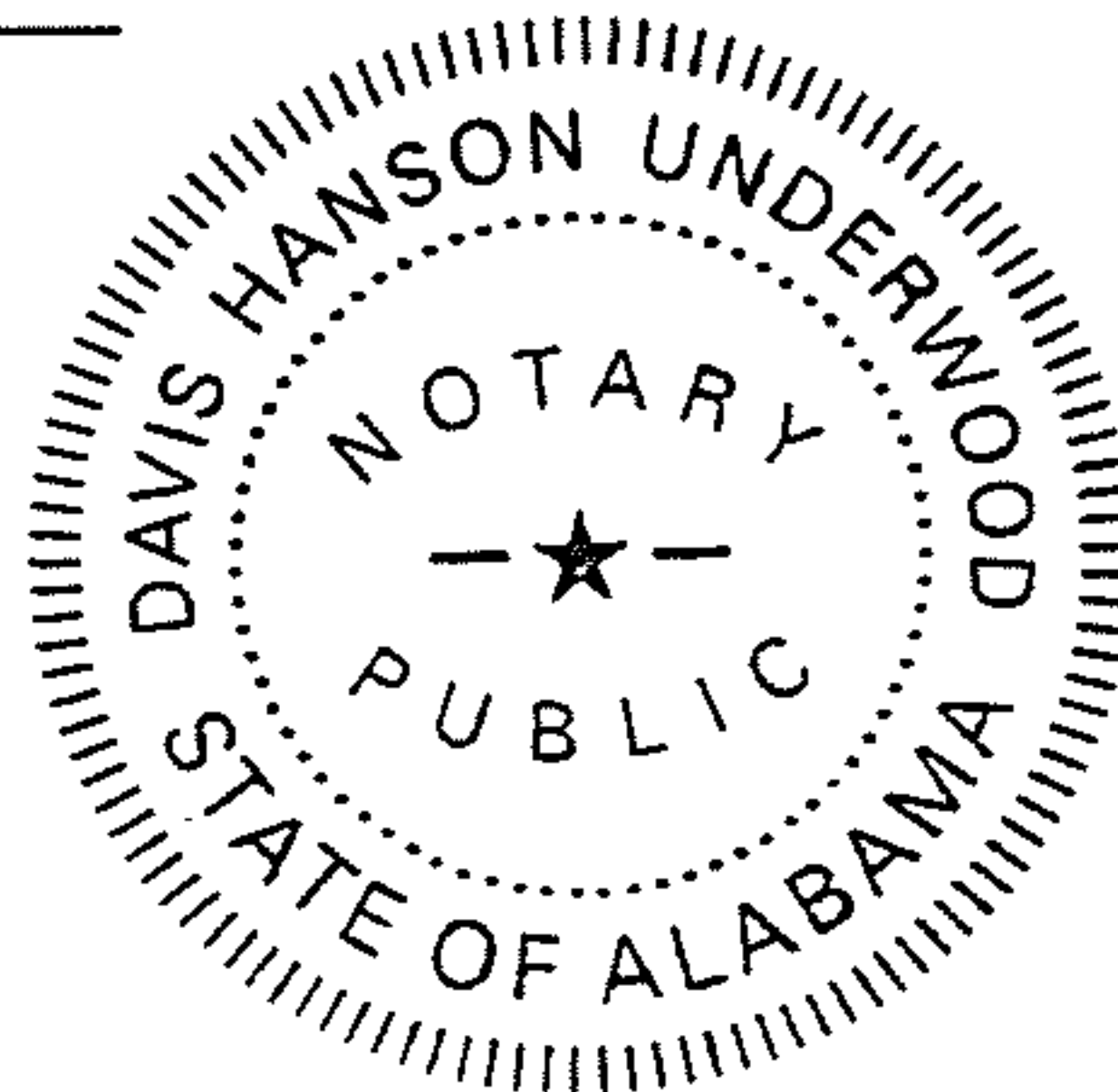
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie L. Hendon and Frank Wilson Hendon, Jr. whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 14<sup>th</sup> day of August, 2023.

Notary Public

My commission expires:

My Commission Expires  
July 24, 2027



**Real Estate Sales Validation Form**

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

Grantor's Name Connie L. Hendon

Grantee's Name Lorraine K. Robertson

Mailing Address 175 Valley Circle  
Lincoln, AL 35096Mailing Address 910 Haddington Dale  
Pelham, AL 35124Property Address 910 Haddington Dale  
Pelham, AL 35124

Date of Sale August 15, 2023

Total Purchase Price \$360,000.00

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☐ Appraisal☐ Sales Contract

Other: \_\_\_\_\_

☒ Closing StatementIf 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 - Connie L. Hendon

Grantee's name - Lorraine K. Robertson

Property address - 910 Haddington Dale, Pelham, AL 35124

Date of Sale - August 15, 2023.

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: August 15, 2023

Sign

Agent

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County  
Clerk****Shelby County, AL****08/15/2023 10:12:32 AM****\$388.00 PAYGE****20230815000245880***Allen S. Bevil*