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20121101000420670 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/01/2012 02:55:24 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Return to:

Source of Title

~~Return to and~~ mail tax statements to:
SONDRA S. MOSS
108 STRATSHIRE LANE
PELHAM, AL 35124

America's Reverse Title Inc
4033 Tampa Rd, Ste 103
Oldsmar, FL 34677

Property Tax ID#: 11 7 36 3 000 028.028

WARRANTY DEED

Know all men by these presents: That for and in consideration of \$145,000.00 and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that KEVIN P. HICKS, an unmarried man, whose post office address is 1217 Wickford Rd., Birmingham, AL 35216 (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto SONDRA S. MOSS, an unmarried woman, whose post office address is 108 STRATSHIRE LANE, PELHAM, AL 35124 (herein referred to as Grantee), the following lot or parcel of land, situated in SHELBY County, Alabama, and being more particularly described as follows:

**“SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT “A” INCLUDED HERewith AND
MADE A PART HEREOF”**

PROPERTY ADDRESS: 108 STRATSHIRE LANE, PELHAM, AL 35124

And Grantor does for Grantor and for Grantor’s executors, and administrators covenant with the said GRANTEE, Grantee’s heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall warrant and defend same to said Grantee, Grantee’s heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said grantee forever.

Shelby County, AL 11/01/2012
State of Alabama
Deed Tax: \$3.00



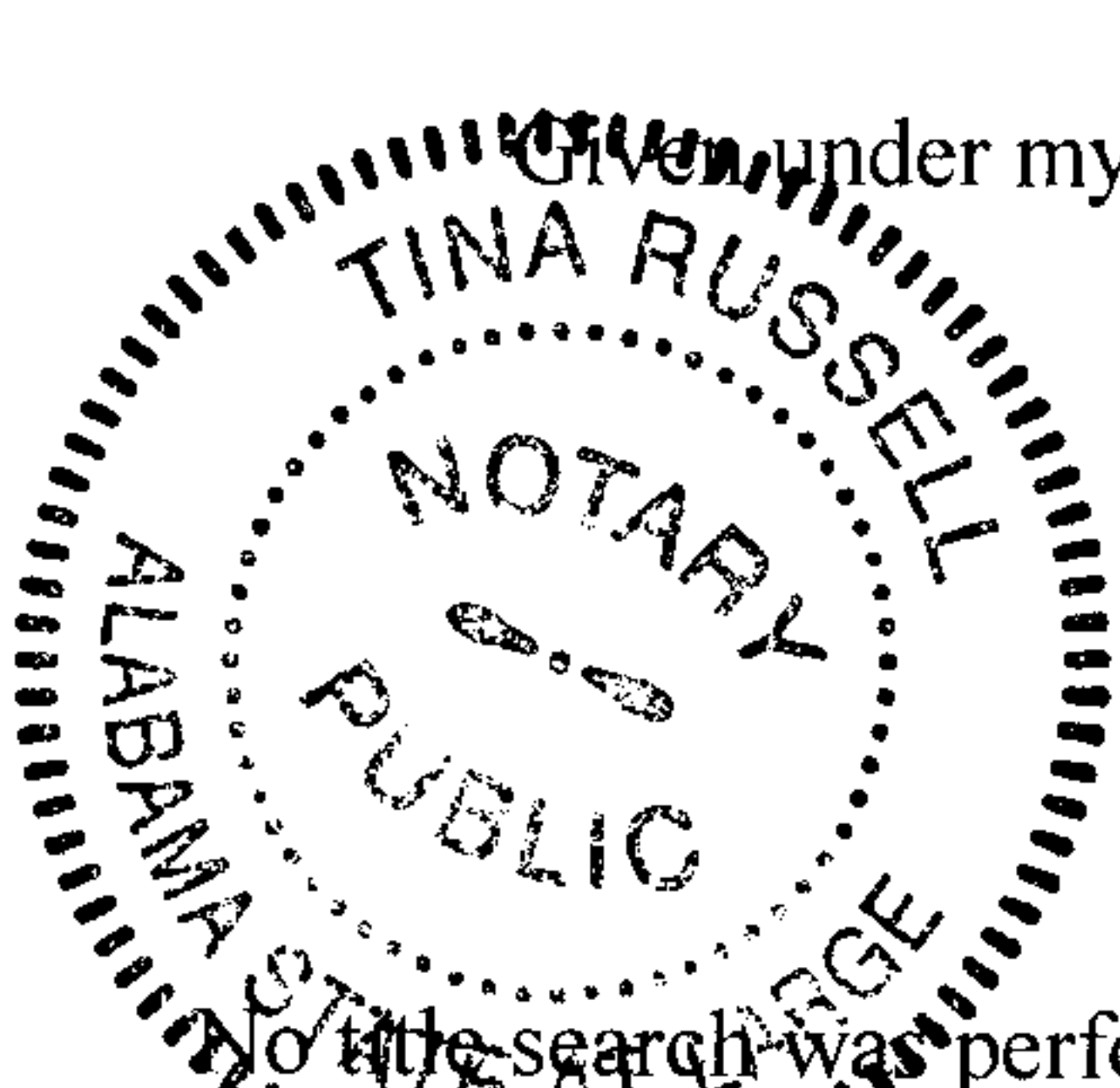
20121101000420670 2/4 \$24.00
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11/01/2012 02:55:24 PM FILED/CERT

In witness whereof, Grantor has hereunto set his/her hand and seal this 17th day of October, 2012.

Kevin P. Hicks
KEVIN P. HICKS

STATE OF Alabama
COUNTY OF Shelby

I, Tina Russell, hereby certify that KEVIN P. HICKS, an unmarried man, 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 executed the same voluntarily on the day the same bears date.



Given under my hand this 17th day of October, 2012.

Tina Russell
Notary Public Tina Russell
My commission expires: 2/15/2013

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By: SUE JOHNSON
Curphey & Badger Law
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

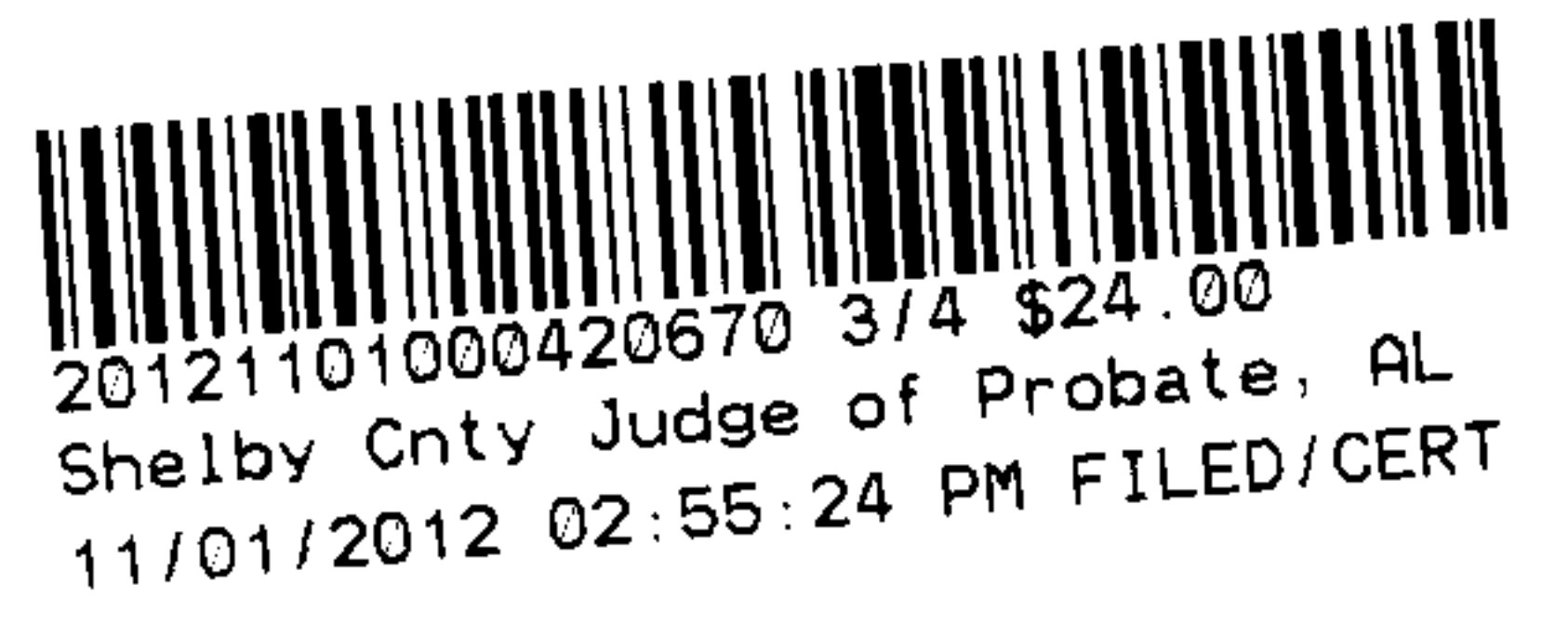


Exhibit "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT:

LOT 60 ACCORDING TO THE SURVEY OF STRATFORD PLACE, PHASE II, FINAL PLAT AS RECORDED IN MAP BOOK 12, PAGE 91, SHELBY COUNTY, ALABAMA RECORDS.

THIS CONVEYANCE IS HEREBY MADE SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel Number: 11 7 36 3 000 028.028

Real Estate Sales Validation Form

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

Grantor's Name KEVIN P HICKS
Mailing Address
1217 WICKFORD RD
BIRMINGHAM, AL 35216

Grantee's Name SONDRA S MOSS
Mailing Address
108 STRATSHIRE LANE
PELHAM, AL 35124

Property Address 108 STRATSHIRE LANE
PELHAM, AL 35124

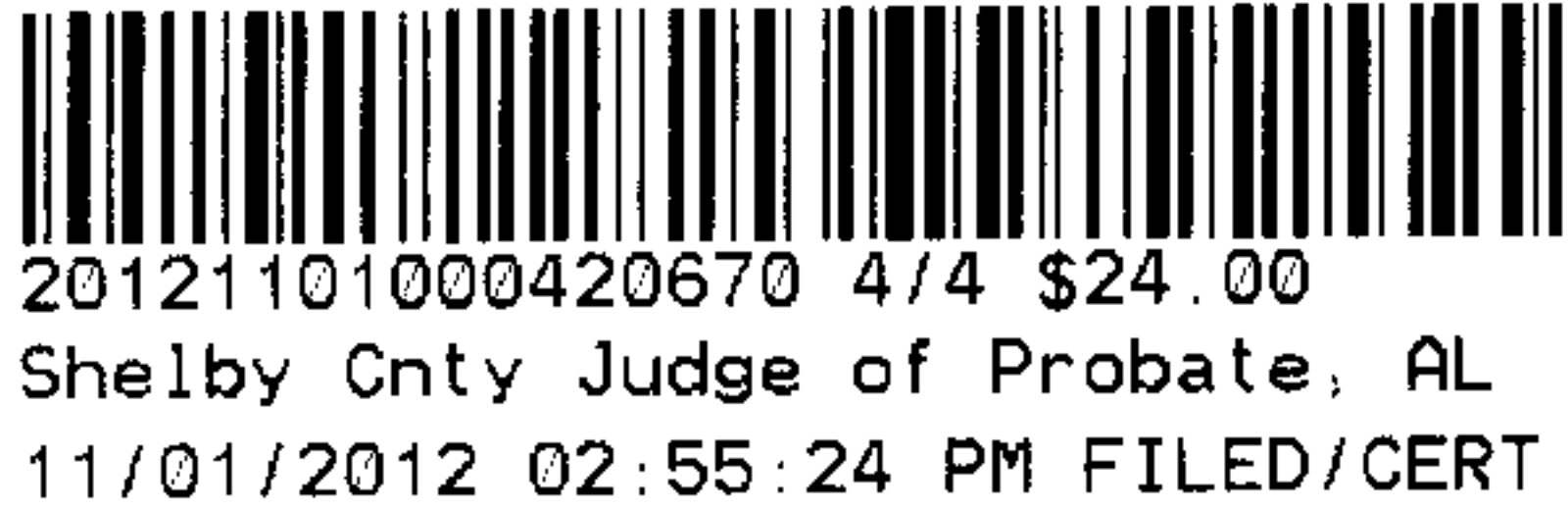
Date of Sale OCTOBER 17, 2012
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 145,000.00



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 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 - 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 _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1