

This instrument was prepared by:

(Name) Larry L. Halcomb, Attorney
15 Office Park Circle, Suite 100
(Address) Birmingham, AL 35223

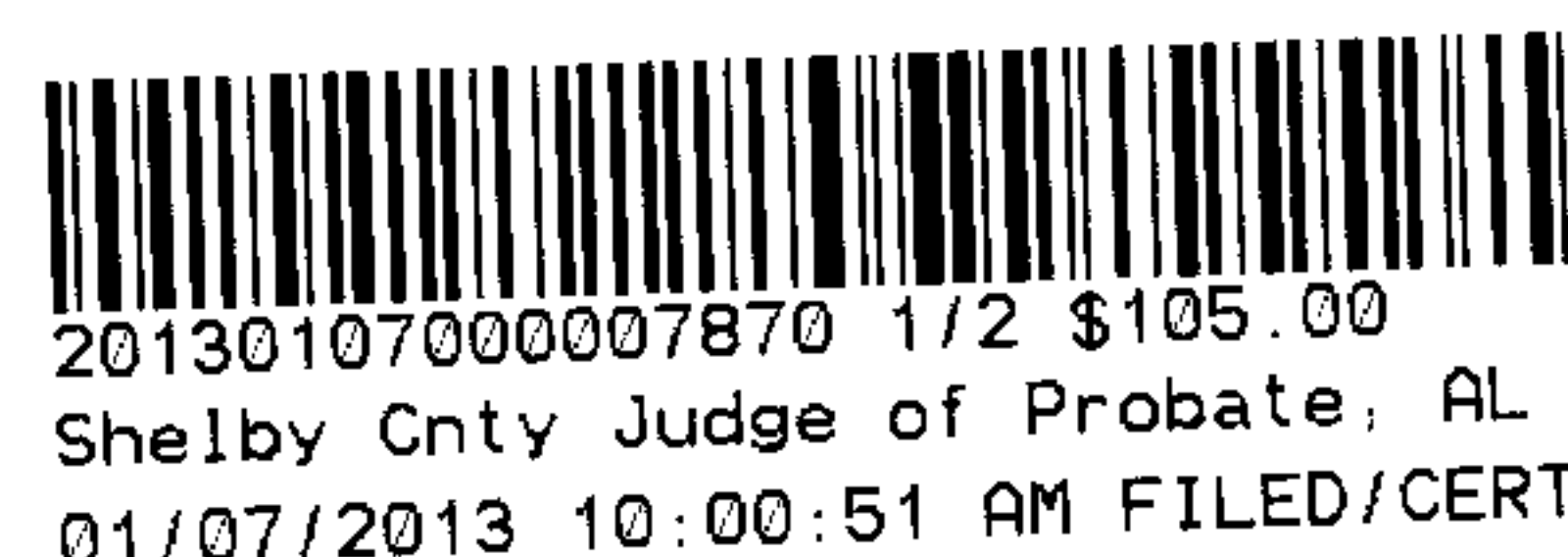
Send Tax Notice To: Justin M. Hill
name
216 Beaver Trail
Pelham, AL 35124
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:



That in consideration of **One Hundred Seventy Five Thousand and No/100 Dollars (\$175,000.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Patsy J. Romero, A Single Woman**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Justin M. Hill

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

Lot 93, according to the Survey of Beaver Creek Preserve, Second Sector, as recorded in Map Book 26, Page 54, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2013, if any.

Subject to easement(s), building line(s) and restriction(s) as shown on recorded map.

Subject to restrictions and covenants appearing of record in Inst. No. 2000-19725;

Inst. No. 1998-29313 and Inst. No. 2000-19725.

Subject to Subject to right-of-way granted to Alabama Power Company recorded in

Inst. No. 2000-23179; Volume 263, Page 46 and Inst. No. 2000-23197.

Subject to easement as recorded in Inst. No. 1997-34735.

Patsy J. Romero is the surviving Grantee of Deed recorded in Inst. No. 2001-06195; the other Grantee, Stanley P. Romero, having died on or about the 7 day of

Oct., 2007.

Shelby County, AL 01/07/2013
State of Alabama
Deed Tax: \$90.00

\$ 85,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 28th day of December, 2012

Patsy J. Romero by Stanley Auten Romero
Attorney in Fact

Patsy J. Romero by, Stanley Auten Romero,
Attorney in Fact

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Patsy J. Romero *, A Single Woman

whose name(s) 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 she executed the same voluntarily* on the day the same bears date.

Given under my hands and official seal this 28th day of December A.D., 2012

***by Stanley Auten Romero in his capacity as Attorney In Fact for Patsy J. Romero**

Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/14



20130107000007870 2/2 \$105.00
Shelby Cnty Judge of Probate, AL
01/07/2013 10:00:51 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Patsy J. Romero
Mailing Address 216 Beaver Trail
Pelham, AL 35124

Grantee's Name Justin M. Hill
Mailing Address 216 Beaver Trail
Pelham, AL 35124

Property Address 216 Beaver Trail
Pelham, AL 35124

Date of Sale 12/28/12
Total Purchase Price \$ 175,000.00

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
☒ 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 12/28/12

Print Larry L. Halcomb

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1