

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Jennifer Rhea Heidrich
2904 Garland Circle
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Forty Thousand And No/100 Dollars (\$240,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Teresa David Hill, an unmarried woman, and Walter Hill, an unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jennifer Rhea Heidrich (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 2, according to the Survey of Park Wood Estates, as recorded in Map Book 16, Page 115, 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.

One Hundred Seventy Thousand And No/100 Dollars (\$170,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 January 16, 2013.

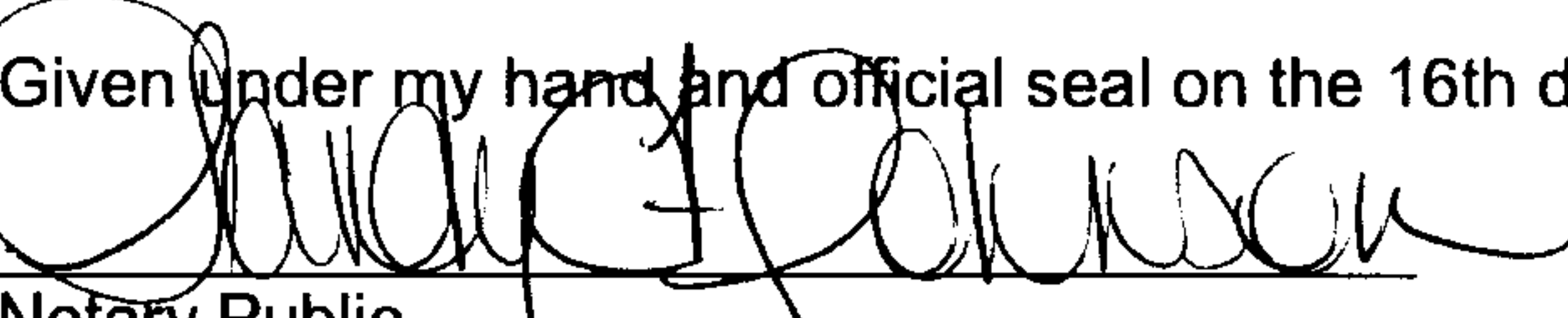


Teresa David Hill


Walter Hill

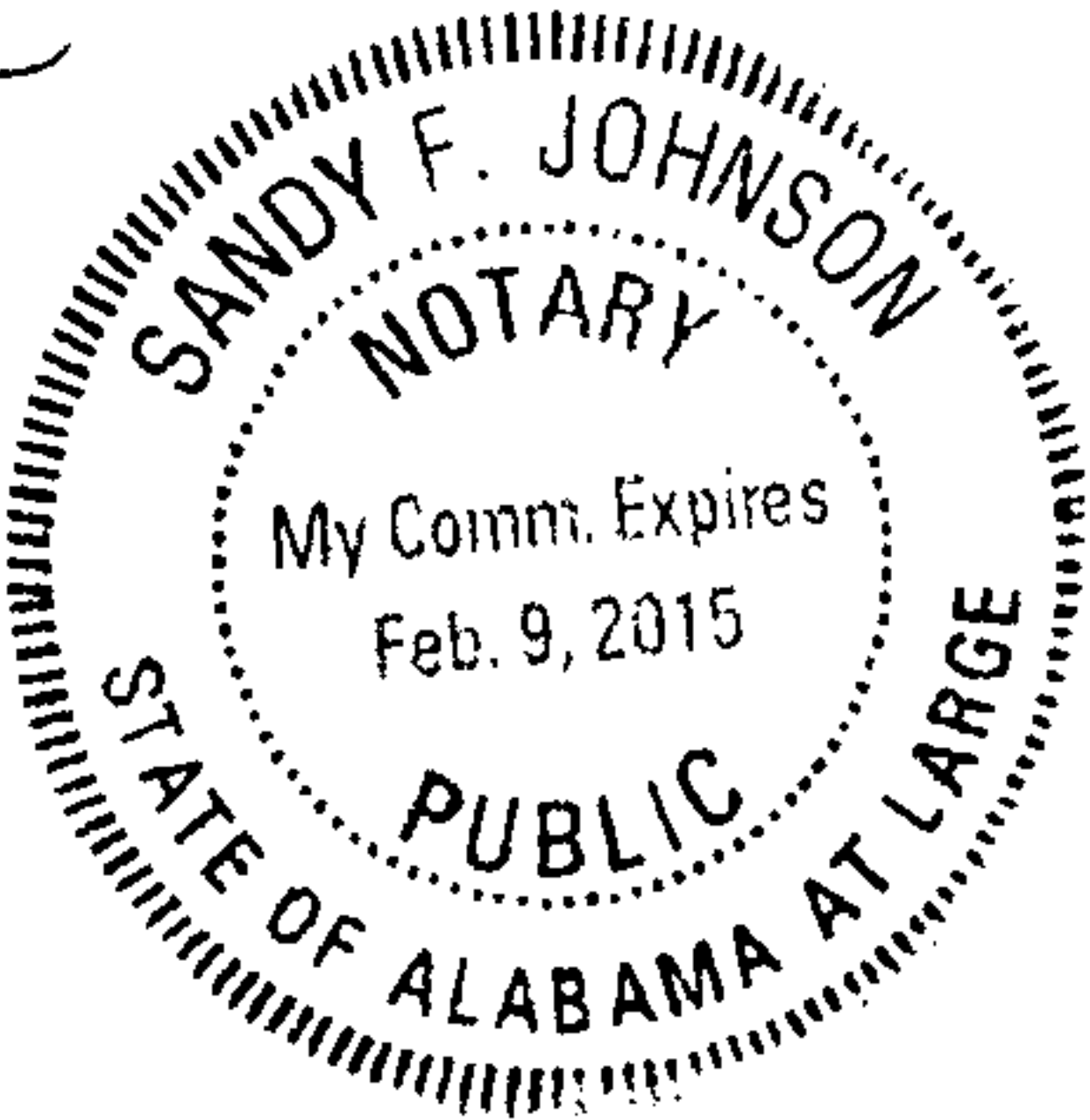
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa David Hill and Walter Hill, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 16th day of January, 2013.


Notary Public
Commission Expires:

Shelby County, AL 01/30/2013
State of Alabama
Deed Tax: \$70.00



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Teresa David Hill and Walter Hill	Grantee's Name	Jennifer Rhea Heidrich
Mailing Address	2904 Garland Circle Birmingham, AL 35242	Mailing Address	4136 Kinross Circle Birmingham, AL 35242
Property Address	2904 Garland Circle Birmingham, AL 35242	Date of Sale	January 16, 2013
		Total Purchase Price	\$240,000.00
		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)

<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 - Teresa David Hill and Walter Hill, 2904 Garland Circle, Birmingham, AL 35242.

Grantee's name and mailing address - Jennifer Rhea Heidrich, 4136 Kinross Circle, Birmingham, AL 35242.

Property address - 2904 Garland Circle, Birmingham, AL 35242

Date of Sale - January 16, 2013.


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 with 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: January 16, 2013

Sign  _____
Agent

