

Send tax notice to:

JOHN T. HILLMAN


STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013154

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


20130506000185130 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
05/06/2013 01:01:03 PM FILED/CERT

That in consideration of TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) in hand paid to the undersigned, FIRST UNITED SECURITY BANK, A CORPORATION (hereinafter referred to as "Grantors") by JOHN T. HILLMAN AND THERESA G. HILLMAN (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 308A, ACCORDING TO THE FINAL PLAT OF RIVERWOODS, THIRD SECTOR RESURVEY, AS RECORDED IN MAP BOOK 31, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. EASEMENT(S), BUILDING LINES(S) AND RESTRICTIONS(S) AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY AS RECORDED IN INST. NO. 2005-35551.
4. RESTRICTIONS APPEARING OF RECORD IN INST NO. 2007-43516.
5. RIGHT OF WAY TO SOUTHERN NATURAL GAS RECORDED IN INST. NO. 2005-38745.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$25.00

IN WITNESS WHEREOF, the said Grantor, First United Security Bank, by Dan McArthur, its Senior Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10th day of April, 2013.

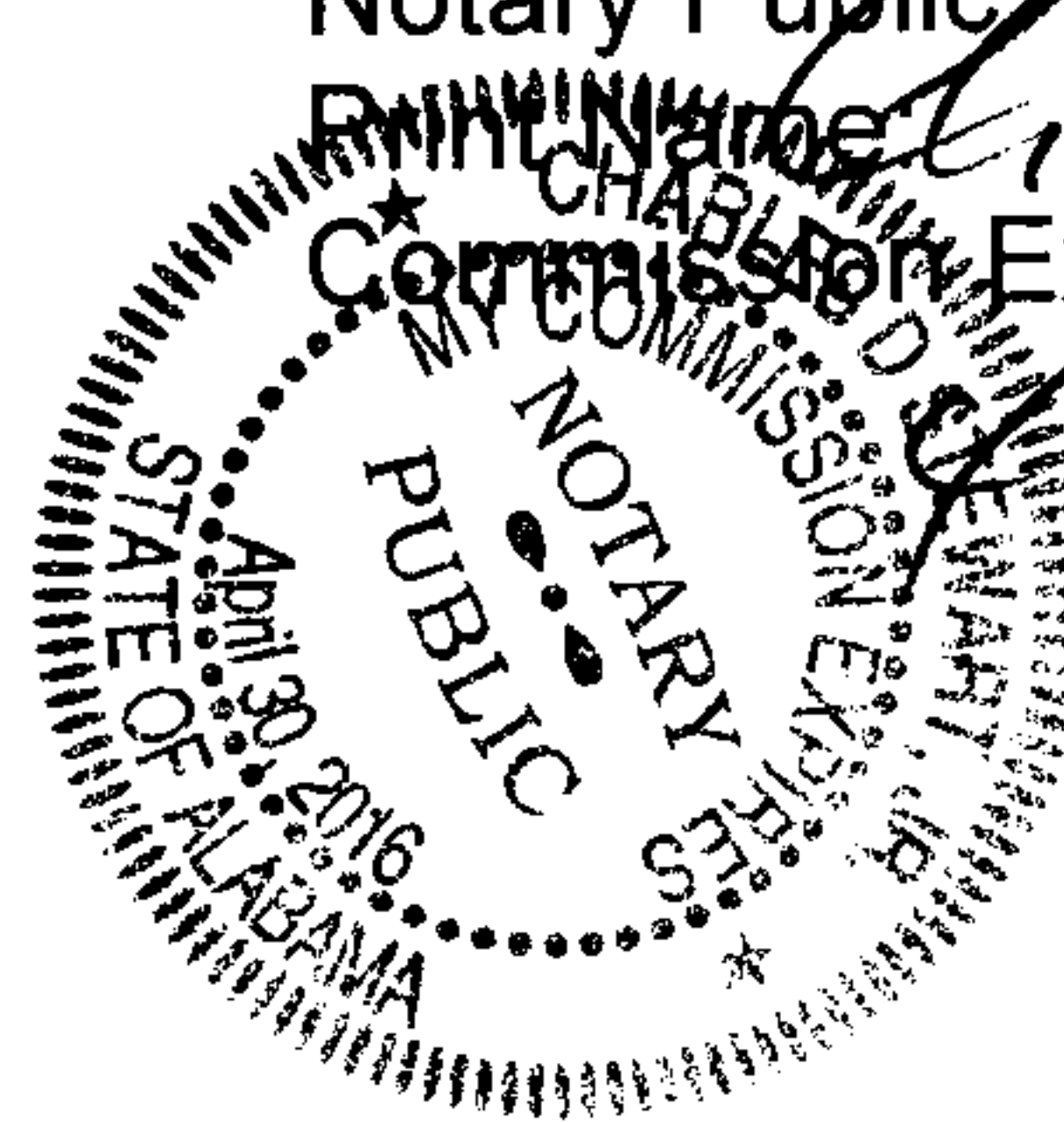
FIRST UNITED SECURITY BANK


Dan McArthur
BY: DAN MCARTHUR
ITS: SENIOR VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAN MCARTHUR, whose name as SENIOR VICE PRESIDENT of FIRST UNITED SECURITY BANK is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 10th day of April, 2013.

Charles D. Stewart Jr.
Notary Public
My Name: *Charles D. Stewart Jr.*
Commission Expires: *30-16*



20130506000185130 2/3 \$43.00
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Real Estate Sales Validation Form

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

Grantor's Name First United Security Bank
Mailing Address PO Box 1763
Calera AL 35040

Grantee's Name John T Hillman
Mailing Address 158 Appleford Rd.
Helena, AL 35080

Property Address 161 Riverside Dr.
Helena AL 35080

Date of Sale 4-10-13

Total Purchase Price \$ 25,000

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 required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



20130506000185130 3/3 \$43.00
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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 4-10-13

Print John T. Hillman
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

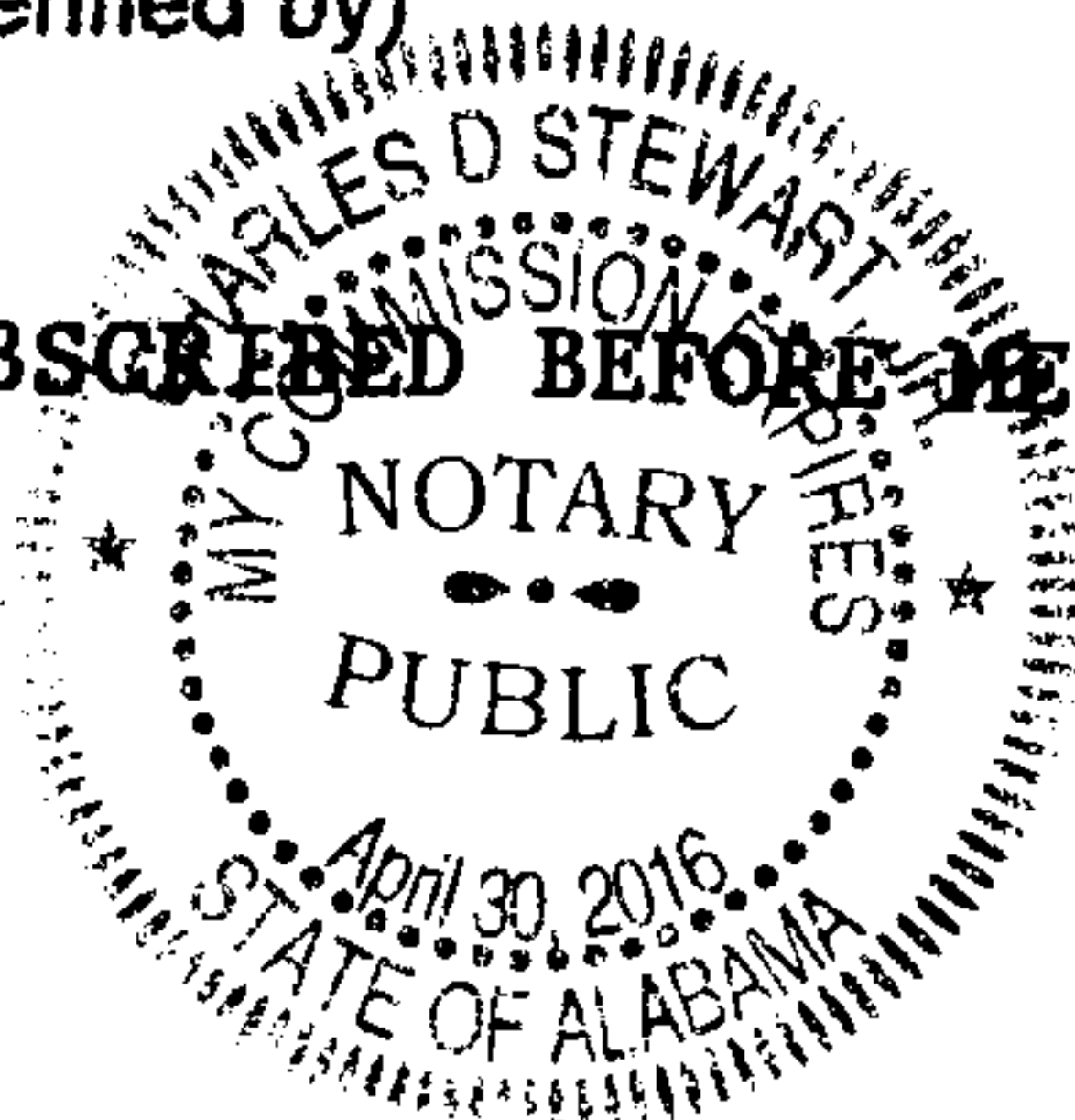
(verified by)

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10

COUNTY OF SHELBY

2013.



NOTARY PUBLIC

Form RT-1

DAY OF April