Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209

Shelby County, AL 05/08/2013 State of Alabama Deed Tax: \$3.50 Send Tax Notice To: Steve Hutto 1701 Burningtree Dr. Pelham, AL 35124

#### GENERAL WARRANTY DEED

STATE OF ALABAMA	}	
COUNTY OF SHLEBY	}	KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Eighty-Three Thousand and No/100 Dollars** (\$183,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Karen R. Aldridge**, an unmarried person, (herein referred to as **Grantor**), does hereby grant, sell, bargain and convey unto **Steve Hutto**, (herein referred to as **Grantee** whether one or more), the following described real estate, situated in Jefferson County, Alabama, to wit:

See Exhibit "A" attached hereto for the legal description of the subject property.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$179,685.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee(s), his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall



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1 of 2 pages; General Warranty Deed Aldridge to Hutto

warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his/her hand and seal this the 26 day of April, 2013.

Karen R. Aldridge

### General Notary Acknowledgment

STATE OF Alabama COUNTY OF Jefferson

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

Given under my hand and official seal this  $\frac{26^{n}}{400}$  day of April, 2013.

Notary Seal

Notary Public Printed Name:

My commission expires: 4/2/l

SHANNON REID CRULL Notary Public, Alabama State At Large My Commission Expires April 2, 2016

### COMMITMENT

Issued by

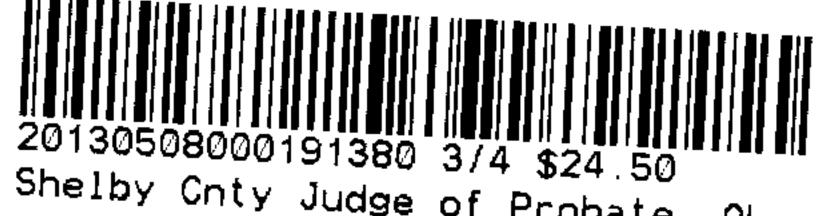
## Jefferson Title Corporation Agent for:

# Commonwealth Title Insurance Company EXHIBIT "A"

File No.: S13-1101

Lot 4, Block 5, according to the Survey of Indian Hills, Second Sector, as recorded in Map Book 4, page 91, in the Probate Office of Shelby County, Alabama.





### Real Estate Sales Validation Form

This	Document must be filed in accordant	ce with Code of Alabama 1	975, Section 40-22-1		
Grantor's Name	Aldridge, Kaven K.	Grantee's Name	Hutto steve		
Mailing Address	163 Ashford Lane	Mailing Address	5 prop		
	Habaster, HL 25001				
	-35 CL/	· _ ~	- ·		
Property Address	1701 Burningtree Dr	Date of Sale	3 4-26-13		
1 Topolity / tautous	Pelham AL 35124	Total Purchase Price	\$ 183,000.00		
<b>46 E 1 E 4 E 1 E 1 4 E</b> 1 E 4 E 1 E 4		0r	<b>©</b>		
		Actual Value or	Ψ		
2013050800019	^4^^^	Assessor's Market Value	÷ \$		
05/08/2013 0	1:59:18 PM FILED/CERT				
The purchase price	e or actual value claimed on this	form can be verified in t	ne following documentary		
	ne) (Recordation of documenta	Appraisal	1 Cu)		
Bill of Sale Sales Contrac	<u></u>	Other			
Closing Stater	nent		•		
	document presented for recordat	ion contains all of the re	equired information referenced		
above the filing of	this form is not required.		~ <b>`</b> i		
		ructions			
Ozantaria nama an	d mailing address - provide the n		ersons conveying interest		
to property and the	eir current mailing address.				
,		same of the person or p	ersons to whom interest		
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.					
			ata af fair markat valua		
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).				
		the information contain	ed in this document is true and		
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 indic	ated in Code of Alabama 1975 §	40-22-1 (h).			
Date 4/26/13		nt Steve Hu	4-6		
Date 1/00/1/5	, — — — — — — — — — — — — — — — — — — —				
Unattested	SRCIUM Sig				
	(verified by)	(Grantor/Grante	ee/Owner/Agent) circle one Form RT-1		