



20130604000227480 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
06/04/2013 12:03:43 PM FILED/CERT

This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126

Send Tax Notice To:
Diana L. Hilburn
175 Hayesbury Court
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00) Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, RONALD L. HILBURN AND LILLIAN L. HILBURN, HUSBAND AND WIFE (herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto DIANA L. HILBURN

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

LOT 102, ACCORDING TO THE SURVEY OF HAYESBURY, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 28, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$ 118750.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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

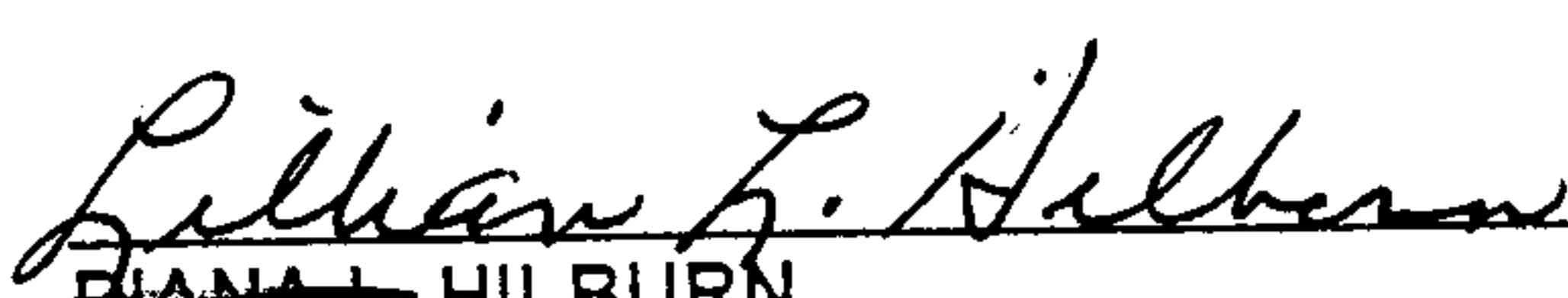
And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31st day of

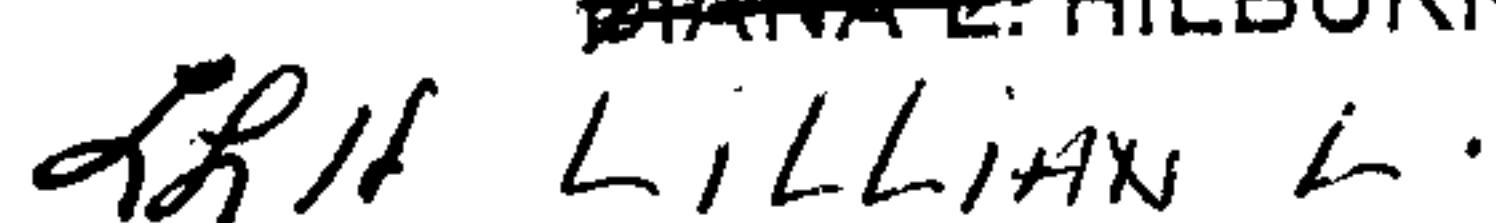
May, 2013.


RONALD L. HILBURN (Seal)

Shelby County, AL 06/04/2013
State of Alabama
Deed Tax: \$6.50


DIANA L. HILBURN

(Seal)

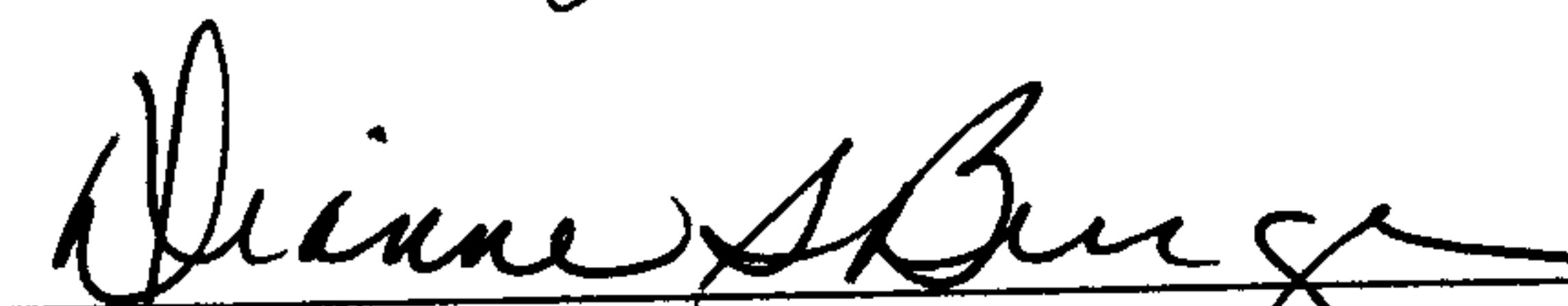

DIANA L. HILBURN

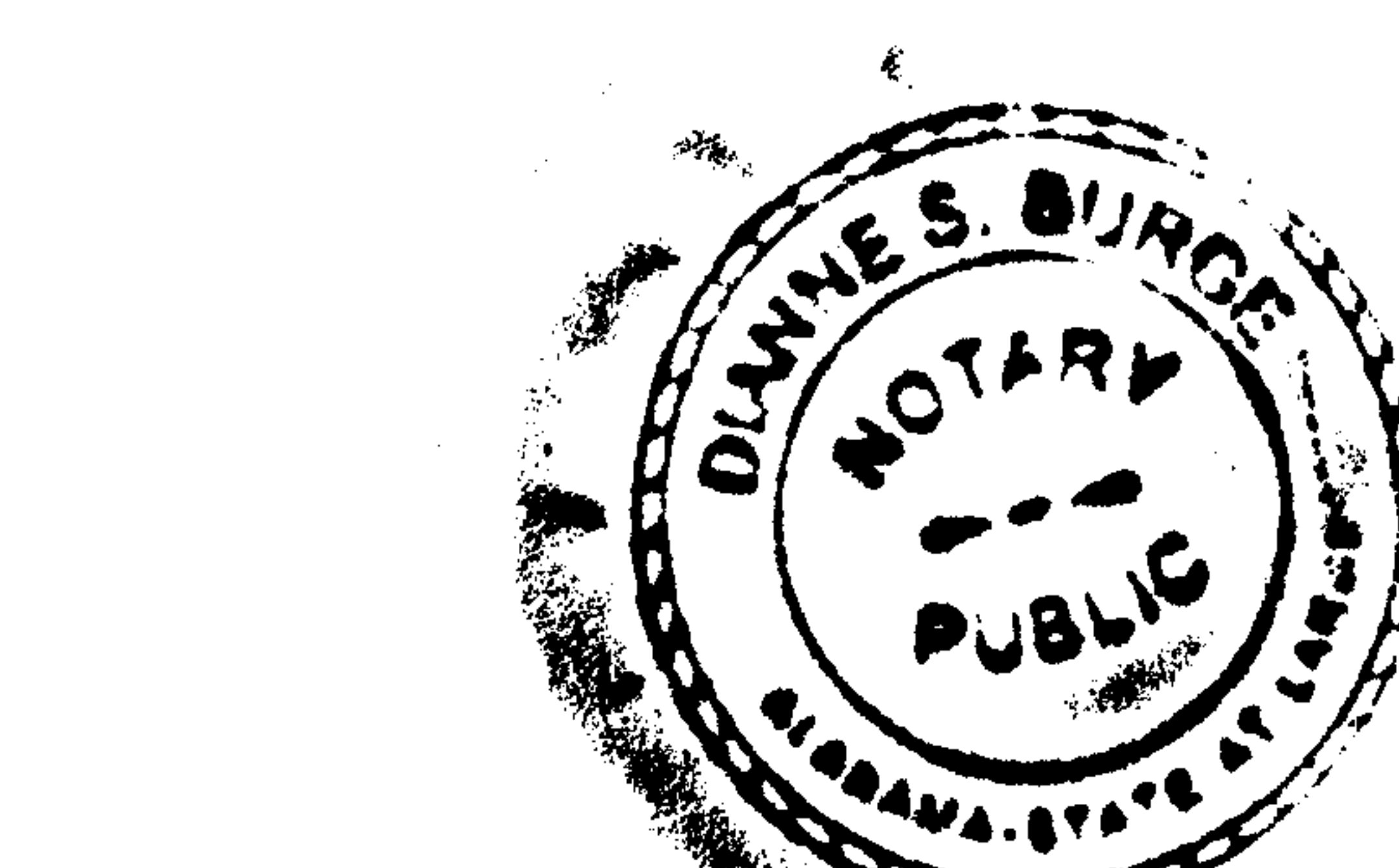
(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RONALD L. HILBURN AND DIANA L. HILBURN, HUSBAND AND WIFE, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of May, 2013.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-24-17



Real Estate Sales Validation Form

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

Grantor's Name Ronald L. Hillburn &
Mailing Address Lillian L. Hillburn

Grantee's Name Diana L. Hillburn
Mailing Address 175 Hayesbury Court
Pelham AL 35124

Property Address 175 Hayesbury Court
Pelham AL 35124

Date of Sale 5/31/2013
Total Purchase Price \$ 125,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____


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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 5/31/13

Print

Priscilla Lowe

Sign

Priscilla Lowe

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

[Print Form](#)

Form RT-1