

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

SEND TAX NOTICE TO:  
Elizabeth Ann Hinrickson  
154 Charlton Lane  
Calera, AL 35040

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Twenty-Eight Thousand Five Hundred And No/100 Dollars (\$128,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Susan Watkins Floyd, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Elizabeth Ann Hinrickson (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 74, according to the Survey of Savannah Pointe Sector II, Phase III, as recorded in Map Book 29, Page 13, 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 Thirty-One Thousand One Hundred Twenty-Two And No/100 Dollars (\$131,122.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the spouse of Grantor, neither is it contiguous thereto.

**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 June 28, 2013.

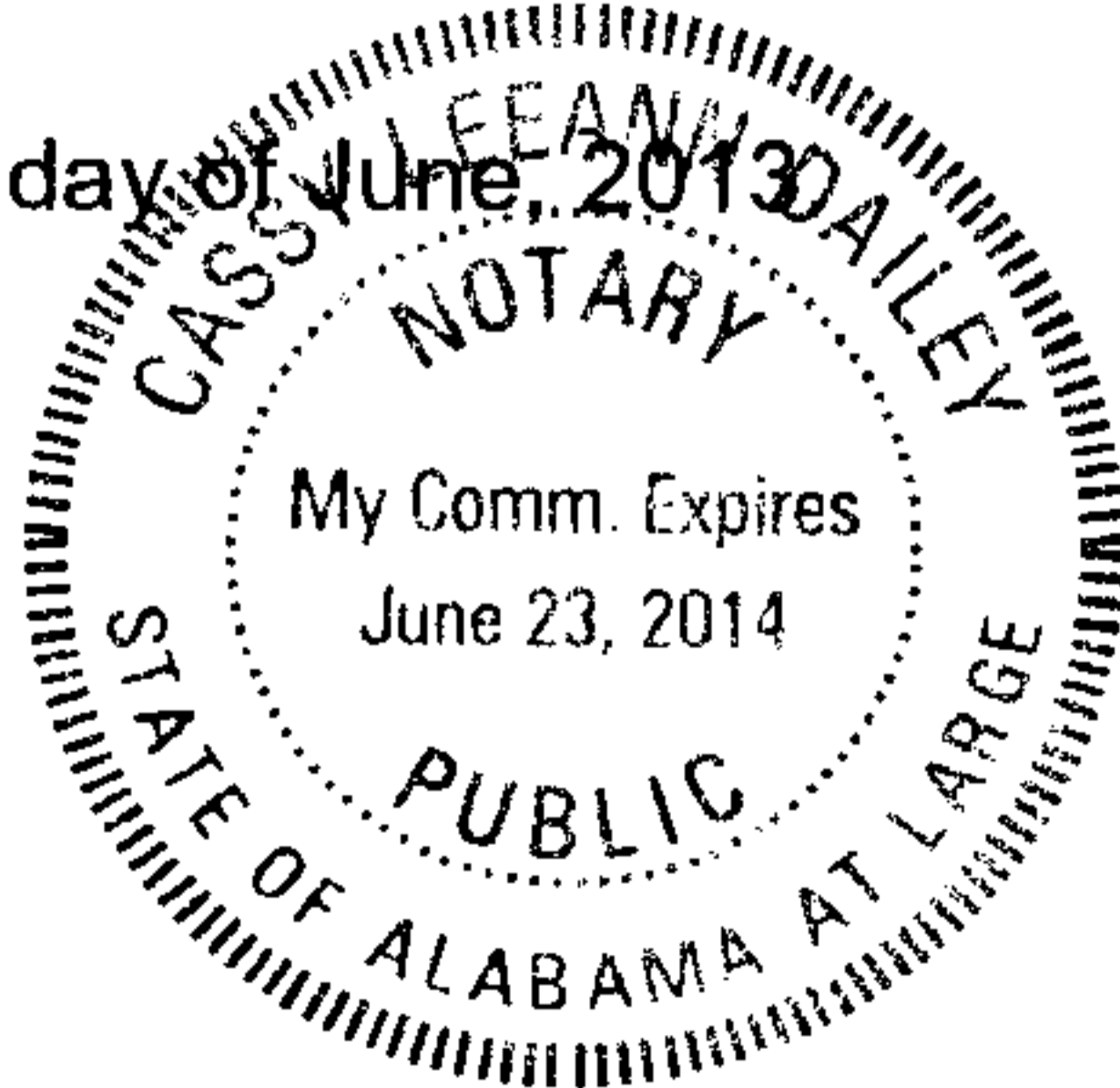
  
Susan Watkins Floyd


STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Watkins Floyd, 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 on the day same bears date.

Given under my hand and official seal on the 28th day of June, 2013.

  
Notary Public  
Commission Expires:



  
20130711000283670 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/11/2013 01:46:18 PM 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 Susan Watkins Floyd

Mailing Address 154 Charlton Lane  
Calera, AL 35040

Grantee's Name Elizabeth Ann Hinrickson

Mailing Address 327 Windsor Ct  
Alabaster, AL 35007

Property Address 154 Charlton Lane  
Calera, AL 35040

Date of Sale June 28, 2013

Total Purchase Price \$128,500.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Susan Watkins Floyd, 154 Charlton Lane, Calera, AL 35040.

Grantee's name and mailing address - Elizabeth Ann Hinrickson, 327 Windsor Ct, Alabaster, AL 35007.

Property address - 154 Charlton Lane, Calera, AL 35040

Date of Sale - June 28, 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 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: June 28, 2013

Sign

*Amy Lee Ann Bailey*  
Agent



20130711000283670 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
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