

THIS INSTRUMENT PREPARED BY:

R. F. (Ben) Stewart III
NOLAN STEWART, PC
1232 Blue Ridge Blvd.
Birmingham, AL 35226

SEND TAX NOTICE TO:

Beverly A. Hearn
2018 Wildflower Drive
Hoover, Alabama 35244

1200
000
E-1-0

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, **NANCY B. HEARN, A SINGLE WOMAN** (hereinafter referred to as the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto **BEVERLY A. HEARN**, an single woman (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, (the "Property"):

Lot 123, according to the Fourth Addition to Riverchase West, Residential Subdivision as recorded in Map Book 7, Page 156 in the Probate Office of Shelby County, Alabama.

NOTE: This General Warranty Deed has been prepared without the benefit of a current survey which was not requested by the Grantee.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 27th day of September, 2013.

Charles Mark Hearn POA

Nancy B. Hearn, Grantor, by her Agent
Charles Mark Hearn, under Power of Attorney
dated May 17, 2009

Shelby County, AL 10/07/2013
State of Alabama
Deed Tax: \$151.00

20131007000402040 1/3 \$171.00
Shelby Cnty Judge of Probate, AL
10/07/2013 01:48:16 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 Nancy B. Hearn
Mailing Address 2018 Wildflower Dr.
Hoover, AL 35244

Grantee's Name Beverly A. Hearn
Mailing Address 2018 Wildflower Dr.
Hoover, AL 35244

Property Address 2018 Wildflower Dr.
Hoover, AL 35244
Parcel #:11 7 25 0 004 053.000

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 150,900.00



20131007000402040 3/3 \$171.00
Shelby Cnty Judge of Probate, AL
10/07/2013 01:48:16 PM FILED/CERT

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 Tax Assessor

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

Print Ben STEWALT

Unattested

Sign Ben Stewart

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1