

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE made and entered into on this the 30th day of December, 2013, by and between **AGNES W. HICKS, a single woman**, as party of the first part, **with mailing address of 111 Brook Highland Cove, Birmingham, AL 35242** and **AGNES W. HICKS and DIANA HICKS TURNER**, whose addresses are **111 Brook Highland Cove, Birmingham, AL 35242, and 5105 Stratford Road, Birmingham, AL 35242, respectively**, as parties of the second part.

WITNESSETH: That the party of the first part for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, cash in hand paid this date by the parties of the second part, and other good and valuable considerations, receipt and sufficiency of which is hereby acknowledged, the party of the first part has this day given, granted, bargained, sold and conveyed and does by these presents hereby give, grant, bargain, sell and convey unto the parties of the second part, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION, the following described real estate **with a property address of 111 Brook Highland Cove, Birmingham, AL 35242**, located in the County of Shelby, State of Alabama, to-wit:

LOT 58, ACCORDING TO THE SURVEY OF THE VILLAGE AT BROOK HIGHLAND AS RECORDED IN MAP BOOK 24, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the same unto the parties of the second part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs, administrators and assigns, forever, together with every contingent remainder and right of reversion.

AND, the party of the first part, for herself, hers heirs, executors and administrators, does hereby covenant with and warrant unto the parties of the second part, their heirs and assigns, that she is lawfully seized in fee simple of the herein conveyed real estate, that she has a good and lawful right to sell and convey the same as aforesaid, and that the same is free and clear from all encumbrances excepting current ad valorem taxes, and subsequent years, easements and restrictions, and that she will forever warrant and defend title to the same unto the parties of the second part, their heirs and assigns, from and against the lawful claims of all persons whomsoever, except as to said taxes, easements and restrictions.

The undersigned Grantor does hereby attest, to the best of his/her knowledge and belief that the information contained in this document including the purchase price which can be verified by the records on file in the Office of the Tax Assessor of Madison County, Alabama as being the current fair market value of the real estate, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal on this the day and year first above written.

Agnes W. Hicks (SEAL)
AGNES W. HICKS

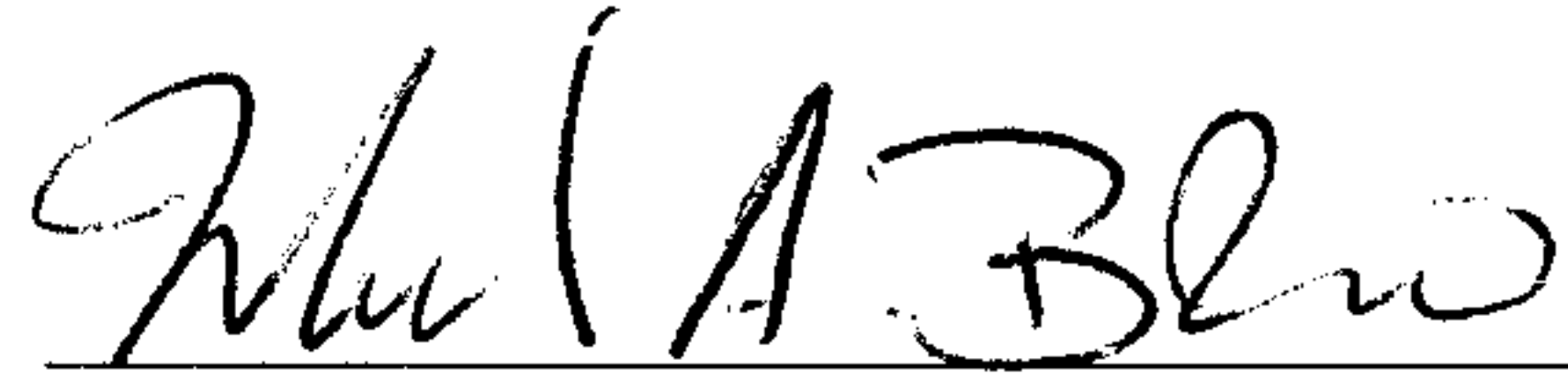
Shelby County, AL 01/02/2014
State of Alabama
Deed Tax: \$94.00

20140102000000280 1/3 \$114.00
Shelby Cnty Judge of Probate, AL
01/02/2014 09:30:10 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Agnes W. Hicks**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, executed the same voluntarily on the day same bears date.

GIVEN under my hand and seal on this the 30th day of December, 2013.




NOTARY PUBLIC

My Commission Expires: 2-13-2015.

This instrument has been prepared in accordance with information supplied by the parties hereto. No title examination and/or opinion was requested by either grantor or grantee, and none was conducted and/or rendered.

This instrument prepared by:
Harrison, Gammons & Rawlinson, P.C.
Charles G. Robinson
2430 L & N Drive
Huntsville, AL 35801
256.533.7711

Grantees' address:
111 Brook Highland Cove
Birmingham, AL 35242


20140102000000280 2/3 \$114.00
Shelby Cnty Judge of Probate, AL
01/02/2014 09:30:10 AM FILED/CERT

Real Estate Sales Validation

Code of Alabama 1975, Section 40-22-1

Grantor's Name AGNES W. HICKS
Mailing Address 111 BROOK HIGHLAND COVE
BIRMINGHAM, AL 35242

Grantee's Name AGNES W. HICKS
Mailing Address DIANA HICKS TURNER
5105 STRATFORD RD
BIRMINGHAM, AL 35242

Property Address 111 BROOK HIGHLAND COVE
BIRMINGHAM, AL
35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ \$ 93,700 +

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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 Charles G. Robinson

Sign Charles Robinson Atty for Grantor

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

*This deed transfers a 1/2 interest.
Assessor's Market Value of*

$$\$187,400 \div 2 = \$93,700$$

20140102000000280 3/3 \$114.00
Shelby Cnty Judge of Probate, AL
01/02/2014 09:30:10 AM FILED/CERT