

This Instrument was Prepared by:

Shannon E. Price P.C.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Jill B. Hendon
10 Southern Hills Parkway
Calera, AL 35040

WARRANTY DEED

State of Alabama

Shelby County

} Know All Men by These Presents:

20140522000156090 1/3 \$195.00
Shelby Cnty Judge of Probate, AL
05/22/2014 02:23:37 PM FILED/CERT

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Robert F. Hendon, an unmarried man and Jill Hendon, an unmarried woman, whose mailing address is 65 SHARPSBURG CIRCLE, CALERA, AL 35040** and **10 Southern Hills Parkway, Calera, AL 35040** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jill B. Hendon, an unmarried woman, whose mailing address is 10 Southern Hills Parkway, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **10 Southern Hills Parkway, Calera, AL 35040**; to wit;

LOT 1, ACCORDING TO THE SURVEY OF SOUTHERN HILLS SECTOR 2, AS RECORDED IN MAP BOOK 14, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2014 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 14, Page 49.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Right of Way to Alabama Power Company and South Central Bell Telecommunications Company as recorded in Book 315, Page 506.

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

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of May, 2014

Robert F. Hendon

Jill Hendon

State of Alabama

Jefferson County

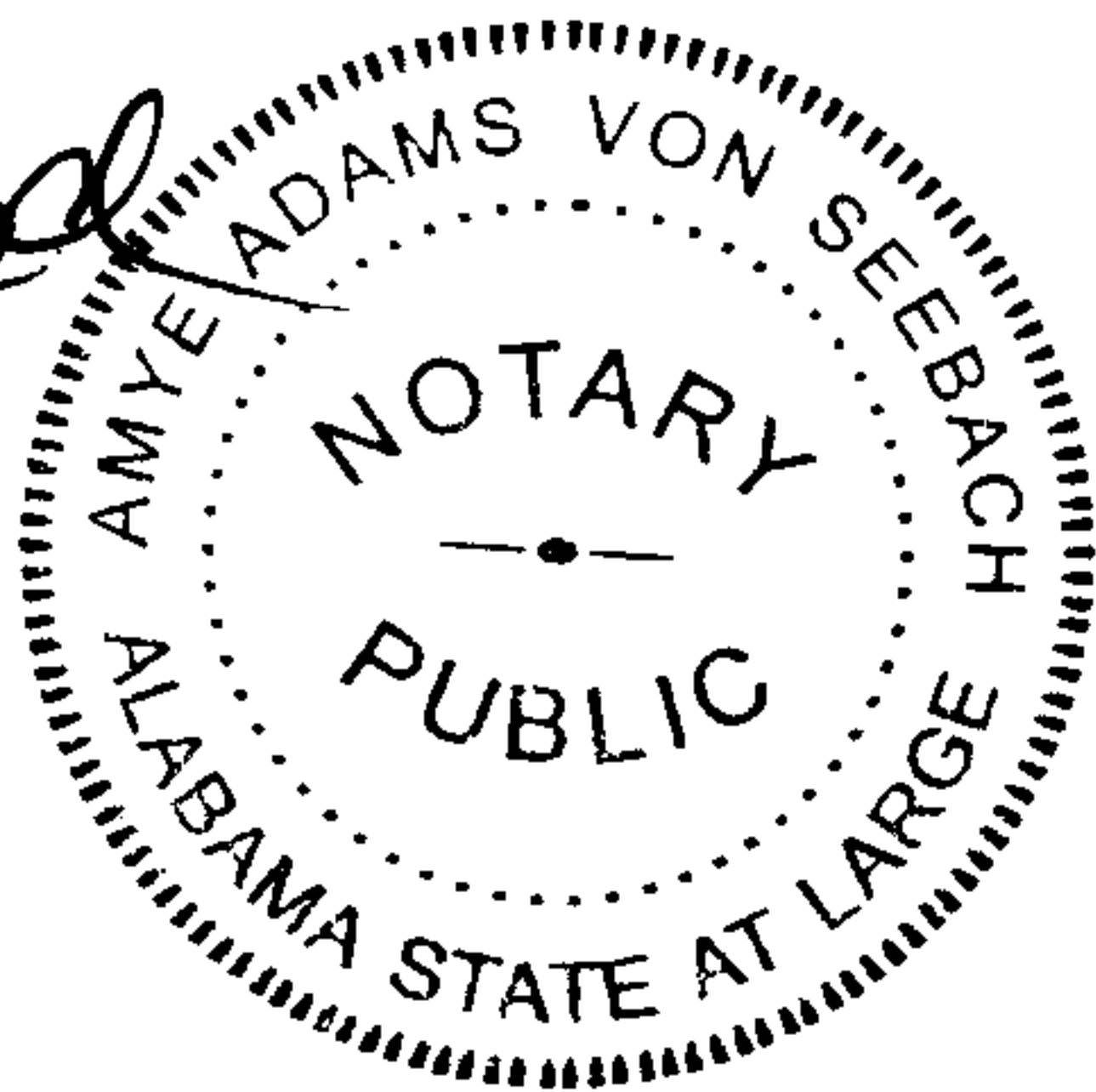
} General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Robert F. Hendon, an unmarried man and Jill Hendon, an unmarried woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Shelby County, AL 05/22/2014
State of Alabama
Deed Tax: \$175.00

Given under my hand and official seal, this the 1st day of May, 2014.

Amye Adams von Seebach
Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary Amye Adams von Seebach
My Commission Expires: JUNE 17, 2017



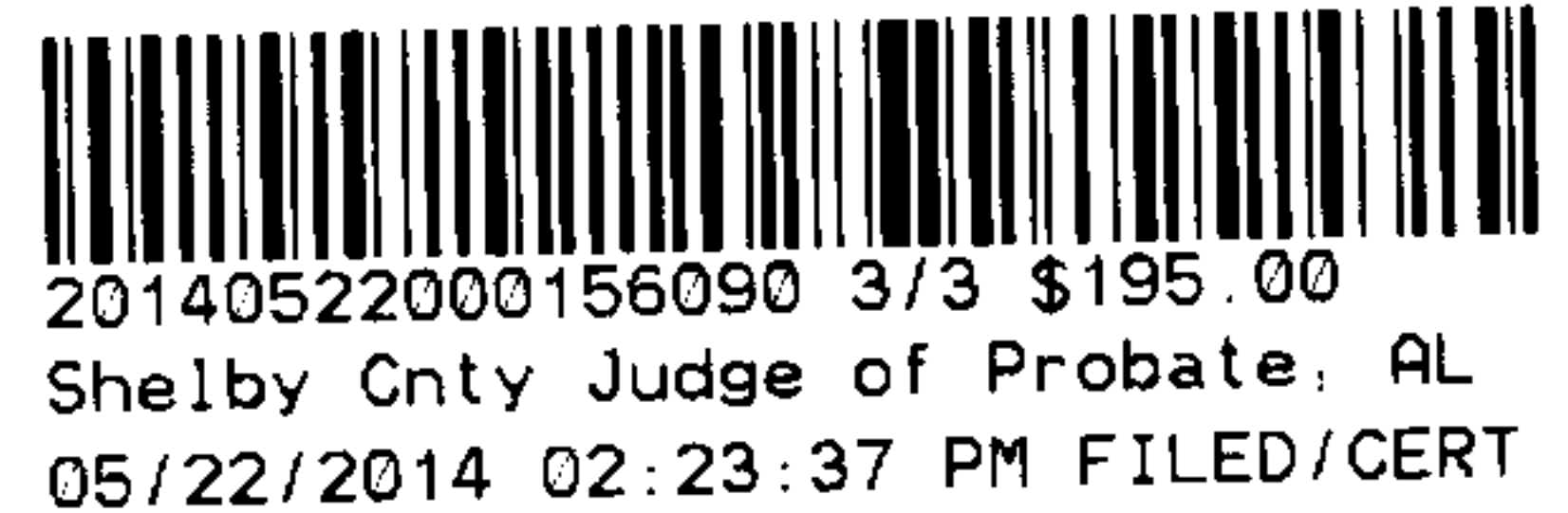
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Real Estate Sales Validation Form

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

Grantor's Name Robert F. Hendon
Jill Hendon
Mailing Address 65 SHARPSBURG CIRCLE
CALERA
AL 35040
&
10 Southern Hills Parkway, Calera,
AL 35040

Grantee's Name Jill B. Hendon
Mailing Address 10 Southern Hills Parkway
Calera, AL 35040



Property Address 10 Southern Hills Parkway
Calera, AL 35040

Date of Sale May 01, 2014
Total Purchase Price _____
or
Actual Value \$175,000.00
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
☐ 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 of 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 April 30, 2014

Print Jill B. Hendon

J. B. Hendon
Grantee

Form RT-1