

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:
Alice B. Tillery
3007 Shadow Oaks Way
Wilsonville, AZ 35186

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of **THIRTY EIGHT THOUSAND AND NO/100-----**
DOLLARS (\$38,000.00), to the undersigned grantor, **HIDDEN RIDGE ESTATES, LLC, an**
Alabama Limited Liability Company, (herein referred to as **GRANTOR**), in hand paid by the
GRANTEE herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by
these presents, grant, bargain sell and convey unto **ALICE B. TILLERY**, (herein referred to as
GRANTEE), the following described real estate, situated in Shelby County, Alabama, described
as follows:

Lot 201, according to the Survey of Shadow Oak Estates, Second Sector, as recorded in
Map Book 33, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and
permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the said **Grantor**, by its Managing Member, **William F.**
Spratlin, who is authorized to execute this conveyance, has hereto set its signatures and seal, this
the 6th day of June, 2014.

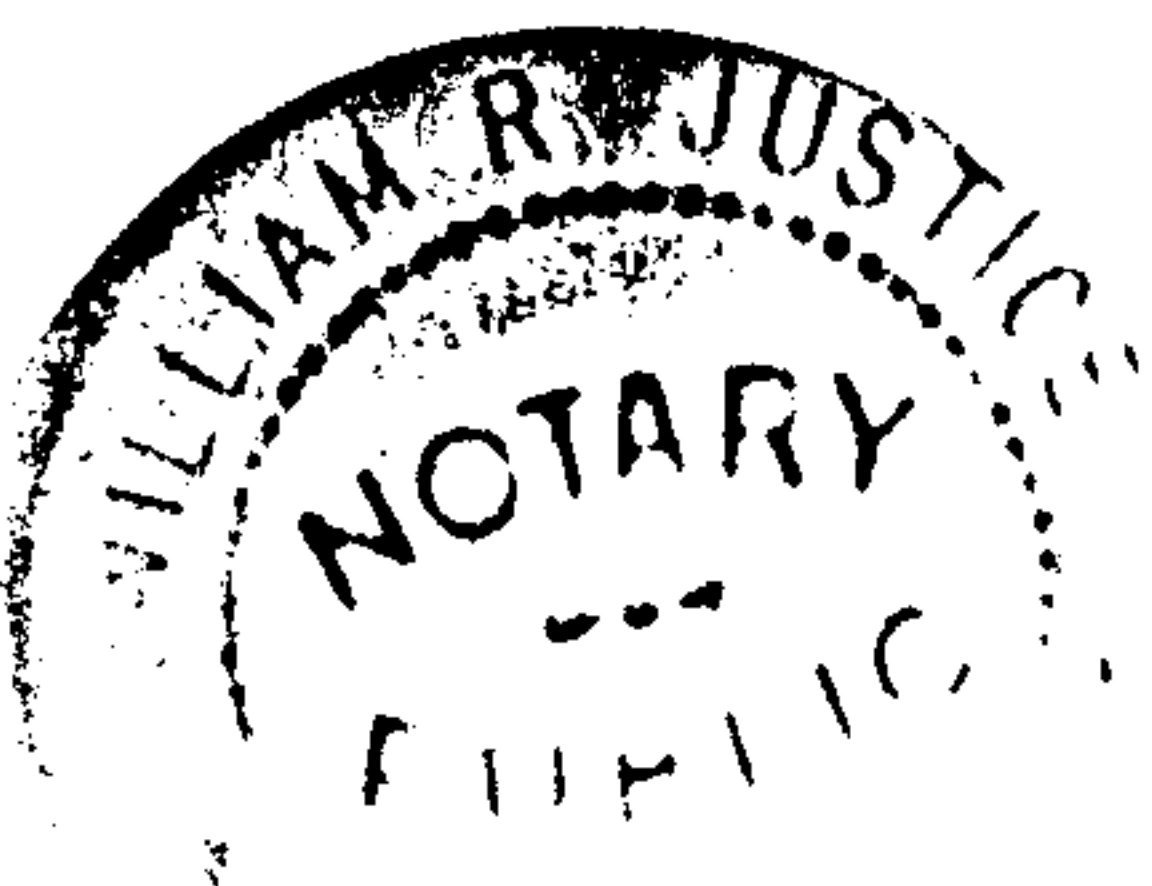
HIDDEN RIDGE ESTATES, LLC

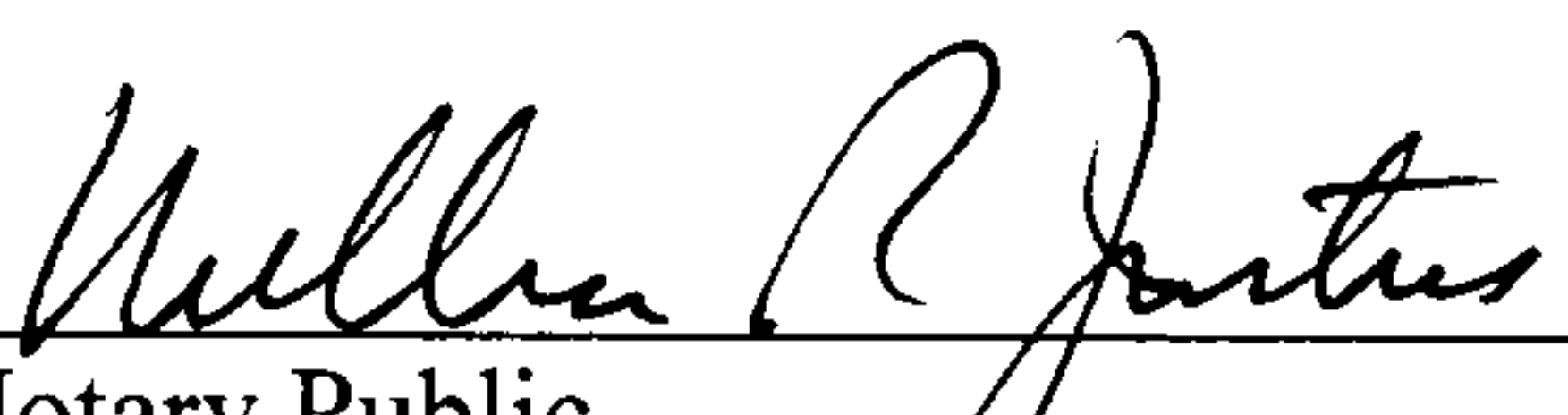
BY: 
William F. Spratlin, Its Managing Member

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that William F. Spratlin, whose name as Managing Member of Hidden Ridge Estates,
LLC, an Alabama Limited Liability Company, 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, he as such managing member, and with full authority, executed the same voluntarily
for and as the act of said limited liability company.

Given under my hand and official seal, this the 6th day of June, 2014.




Notary Public
My Commission Expires: 9/12/15

Shelby County, AL 06/09/2014
State of Alabama
Deed Tax: \$38.00


20140609000172440 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
06/09/2014 08:24:12 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name Hidden Ridge Estates, LLC
Mailing Address 2232 Cahaba Valley Dr
Birmingham, AL 35242

(Buyer)

Grantee's Name Alice B. Tillery
Mailing Address 3007 Shadow Oaks Way
Wilsonville, AL 35186

Property Address: Lot 201, Shadow Oaks Estates
Shelby County, AL

Date of Sale 6-6-14

Total Purchase Price \$ 38,000.00

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
☐ 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 6-6-14

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print William F. Spratlin, managing member

☐ Unattested

(Verified by)