

SEND TAX NOTICE TO:
DANIELLE E. HICKS
BRANDT A. KENT
3341 SUNNY MEADOWS CT
BIRMINGHAM, AL 35242

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of **TWO HUNDRED THIRTY ONE THOUSAND FIVE HUNDRED AND NO/100 (\$231,500.00)** in hand paid to the undersigned **RHONDA E. HOGGLE, A MARRIED INDIVIDUAL**, hereinafter referred to as "Grantor") by **DANIELLE E. HICKS AND BRANDT A. KENT**, (hereinafter referred to as "Grantees"), 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, situated in County of Shelby, State of Alabama, to-wit:

LOT 71, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, 2ND SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 1, IN THE PROBTE OFFICE OF SHELBY COUNTY, ALABAMA.

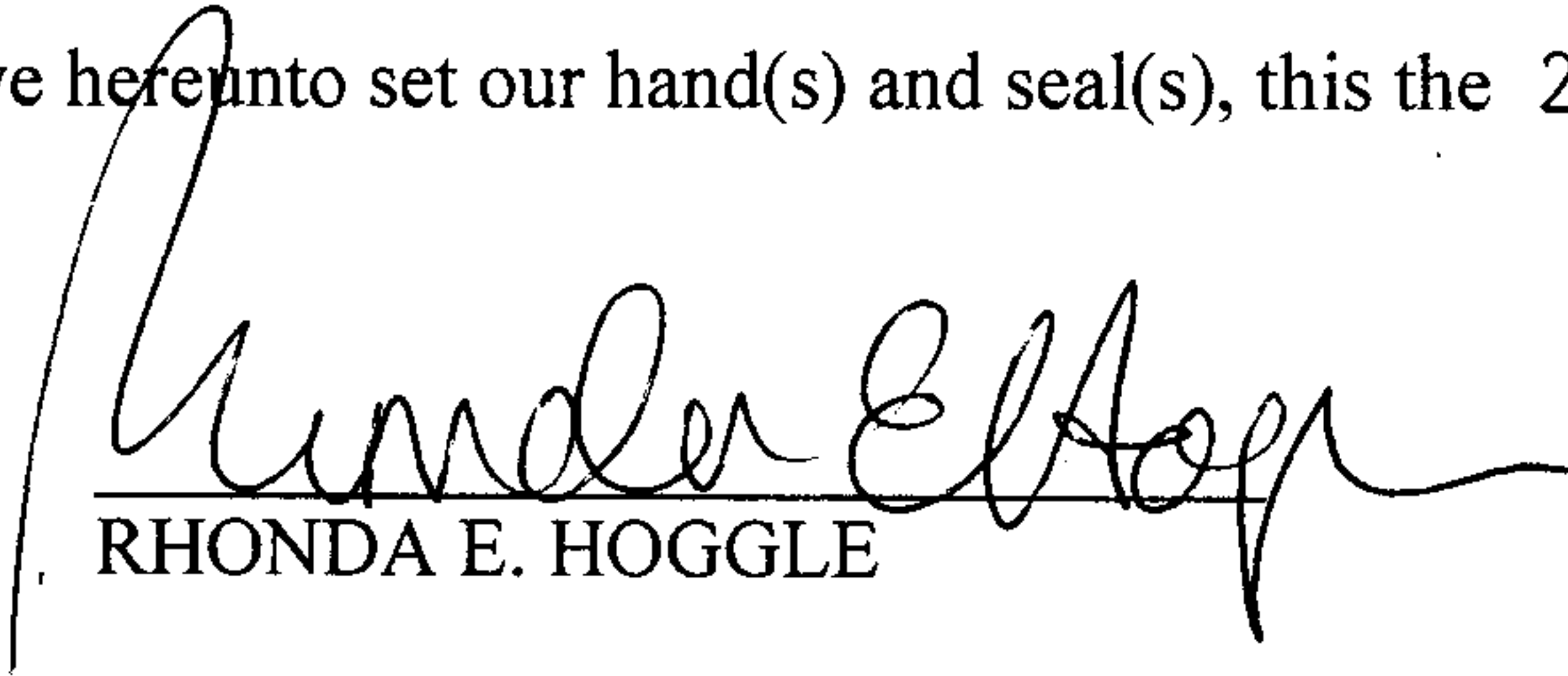
\$219,925.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

RHONDA E. HOGGLE IS THE SURVIVING GRANTEE OF THAT DEED DATED AUGUST 30, 2002 AND RECORDED SEPTEMBER 5, 2002 IN INSTRUMENT NO. 20020905000424790. STEPHEN T. BLACKBURN HAVING DIED ON OR ABOUT AUGUST 8, 2003.

Subject to easements, restrictive covenants, rights of ways as shown by public records and ad valorem taxes as shown of record.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

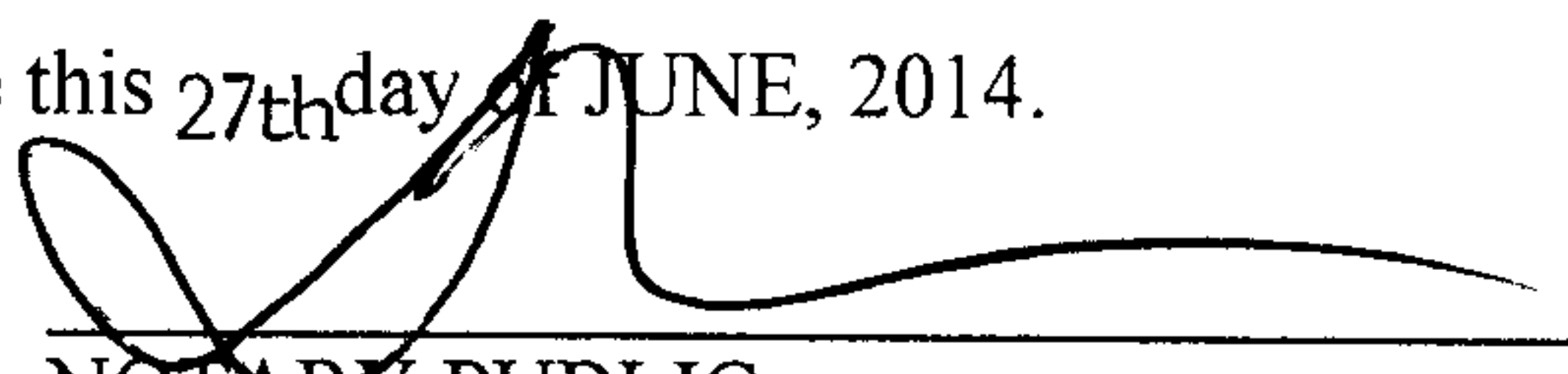
In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 27th day of JUNE, 2014.


RHONDA E. HOGGLE

STATE OF ALABAMA
COUNTY OF JEFFERSON

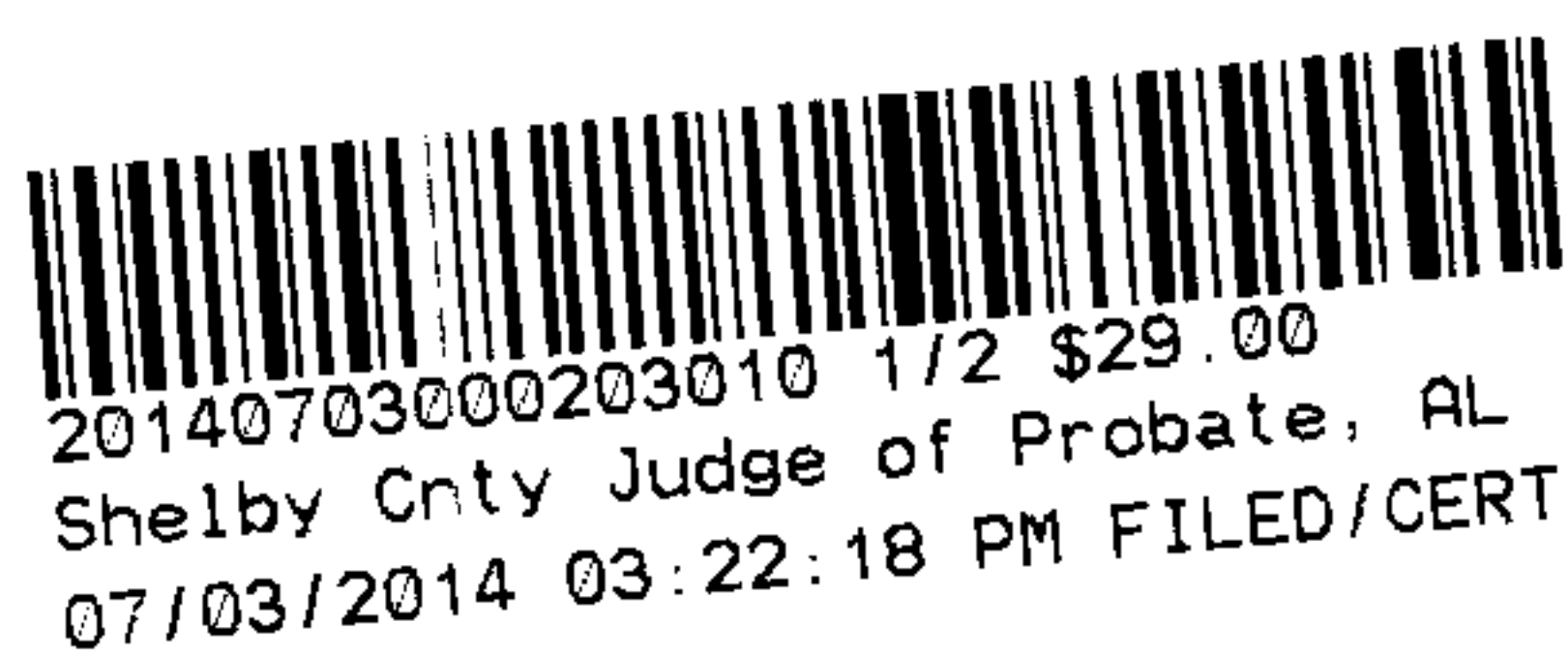
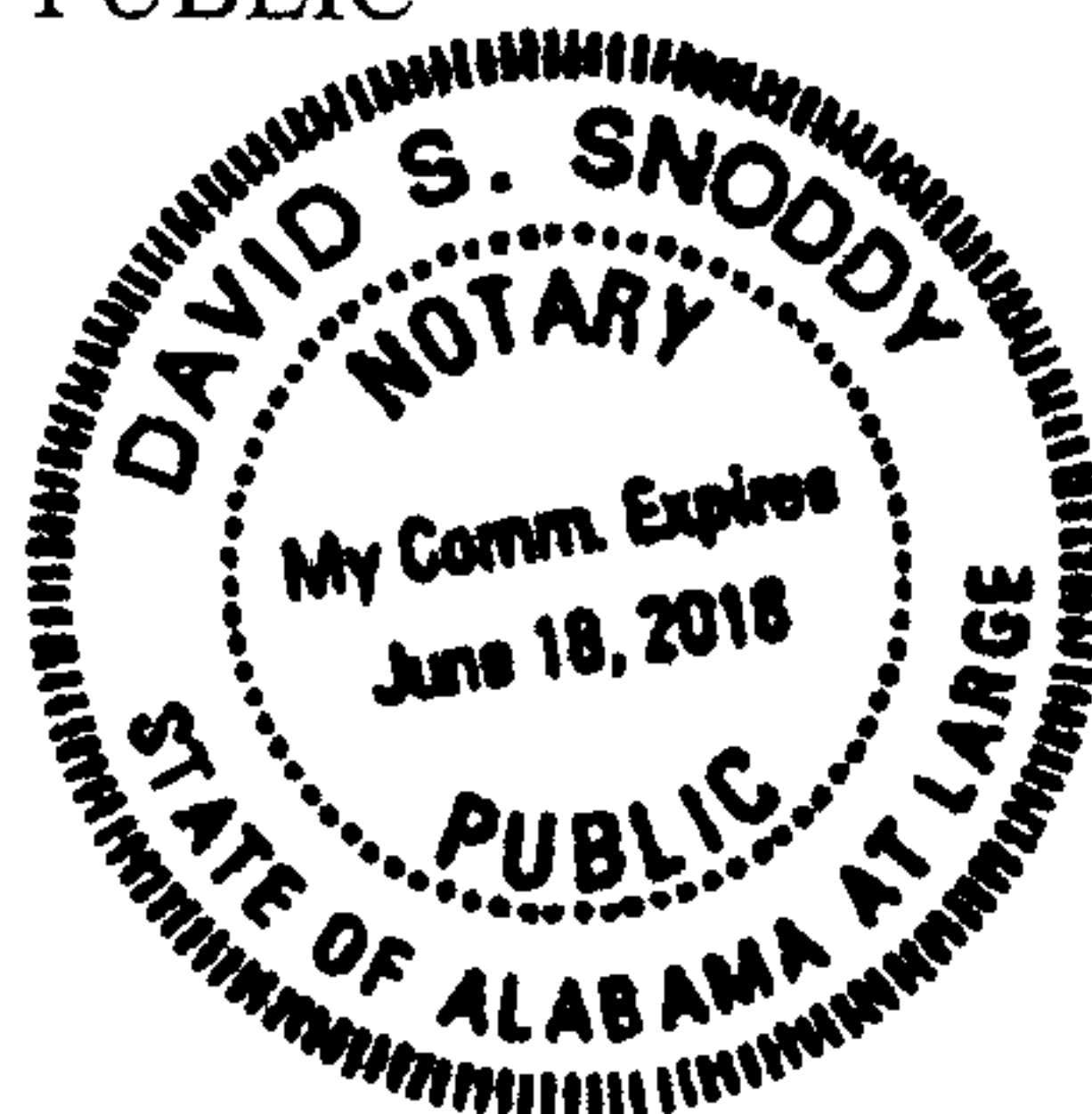
I, the undersigned authority, a Notary Public in and for said State, hereby certify that RHONDA E. HOGGLE is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 27th day of JUNE, 2014.


NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Shelby County, AL 07/03/2014
State of Alabama
Deed Tax: \$12.00

Real Estate Sales Validation Form

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

Grantor's Name RHONDA HOGGLE Grantee's Name DANIELLE E. HICKS
Mailing Address: 1115 Indian Crest Dr Mailing Address: 3341 SUNNY MEADOWS CT
Indian Springs AL BIRMINGHAM, AL 35242
35124

Property Address 3341 SUNNY MEADOWS CT Date of Sale: June 27, 2014
BIRMINGHAM, AL 35242 Total Purchaser Price \$231500.00

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 _____
 X 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 – 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date June 27, 2014

 Unattested

(verified by)

Print

Grantor/Grantee/Owner/Agent) circle one

