This instrument prepared by: Sandy F. Johnson 3170 Highway 31 South Pelham, AL 35124

SEND TAX NOTICE TO:
Derek Paul Stiles and Jennifer Peirano
Stiles
4190 Old Cahaba Parkway
Helena, AL 35080

	WARRANTY DEED	20140801000238820
STATE OF ALABAMA		08/01/2014 03:08:13 PM DEEDS 1/2
SHELBY COUNTY		

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Twenty-Seven Thousand And No/100 Dollars (\$227,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Nicholaus J. Hilliard and wife, Lori S. Hilliard (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Derek Paul Stiles and Jennifer Peirano Stiles (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1912, according to the Survey of Old Cahaba Volume, Phase V, First Addition as recorded in Map Book 35, Page 120, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Eighty-One Thousand Six Hundred And No/100 Dollars (\$181,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 1, 2014.

Nicholaus J. Hilliard, by Lori S. Hilliard, as his Attorney in Fact

Lori S. Hilliard

STATE OF ALABAMA
SHELBY COUNTY

SHELBY COUNTY

Hilliard by Jou Stilliard

Nicholaus J. Hilliard, by Lori S. Hilliard, as his Attorney in Fact

Authorized

Lori S. Hilliard

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lori S. Hilliard, individually and as Attorney in Fact, 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, she, as such Attorney in Fact and with full authority, executed the same on the day same bears date.

My Comm. Expires

Feb. 9, 2015

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

Notary Public Commission Expires:

FILE NO.: TS-1401702

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Nicholaus J. Hilliard and Lori S. Hilliard	Pe	erek Paul Stiles and Jennifer eirano Stiles
Mailing Address	4190 Old Cahaba Parkway Helena, AL 35080	Mailing Address	752 Randa Pluxy ordhport AL 35475
Property Address	4190 Old Cahaba Parkway Helena, AL 35080	Date of Sale Total Purchase Price or Actual Value	August 1, 2014 \$227,000.00
	01000238820 08/01/2014 3 PM DEEDS 2/2	Assessor's Market Va	alue \$
The purchase price (check one) (Reco	e or actual value claimed on this form ordation of documentary evidence is no	n can be verified in the ot required)	e following documentary evidence:
Bill of Sale		Appraisal	
X Sales Contrac	t :	Other:	
Closing Stater	nent		

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 - Nicholaus J. Hilliard and Lori S. Hilliard, 4190 Old Cahaba Parkway, Helena, AL 35080.

Grantee's name and mailing address - Derek Paul Stiles and Jennifer Peirano Stiles, , .

Property address - 4190 Old Cahaba Parkway, Helena, AL 35080

Date of Sale - August 1, 2014.

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 with 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: August 1, 2014

Sign

Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 08/01/2014 03:08:13 PM

\$62.50 CHERRY 20140801000238820

Agent