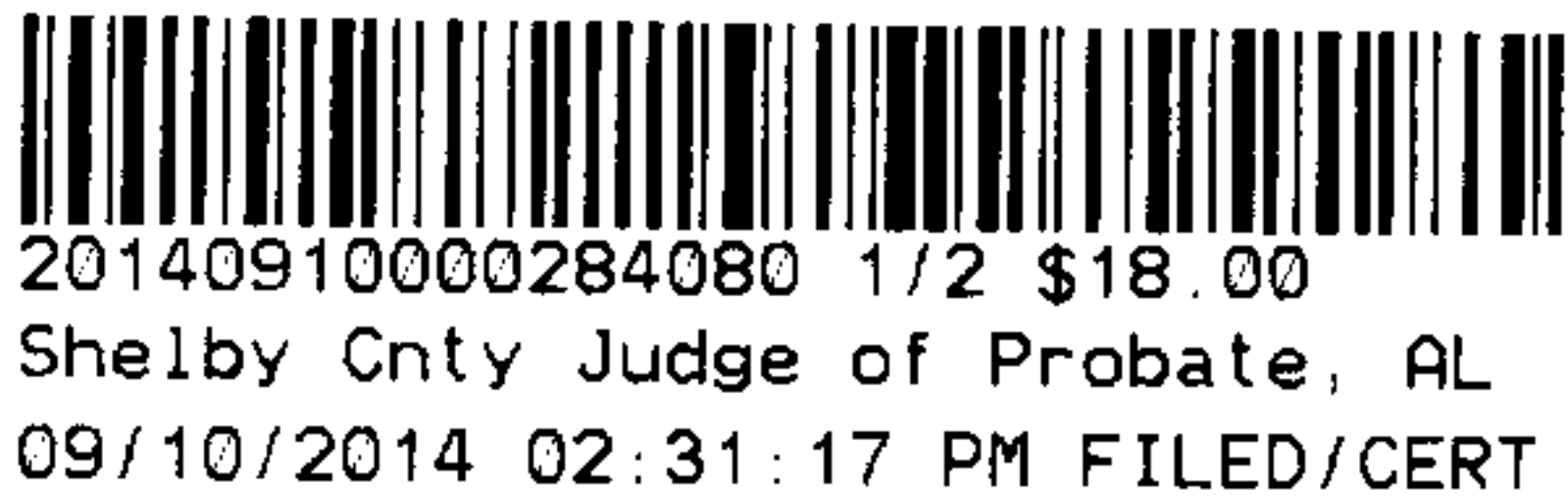


This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Monica L. Bury
1628 Oak Park Lane
Helena, AL 35080

GENERAL WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty-Eight Thousand Five Hundred And No/100 Dollars (\$268,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Donald P. Hite, Jr. and Kathleen D. Hite**, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Monica L. Bury** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

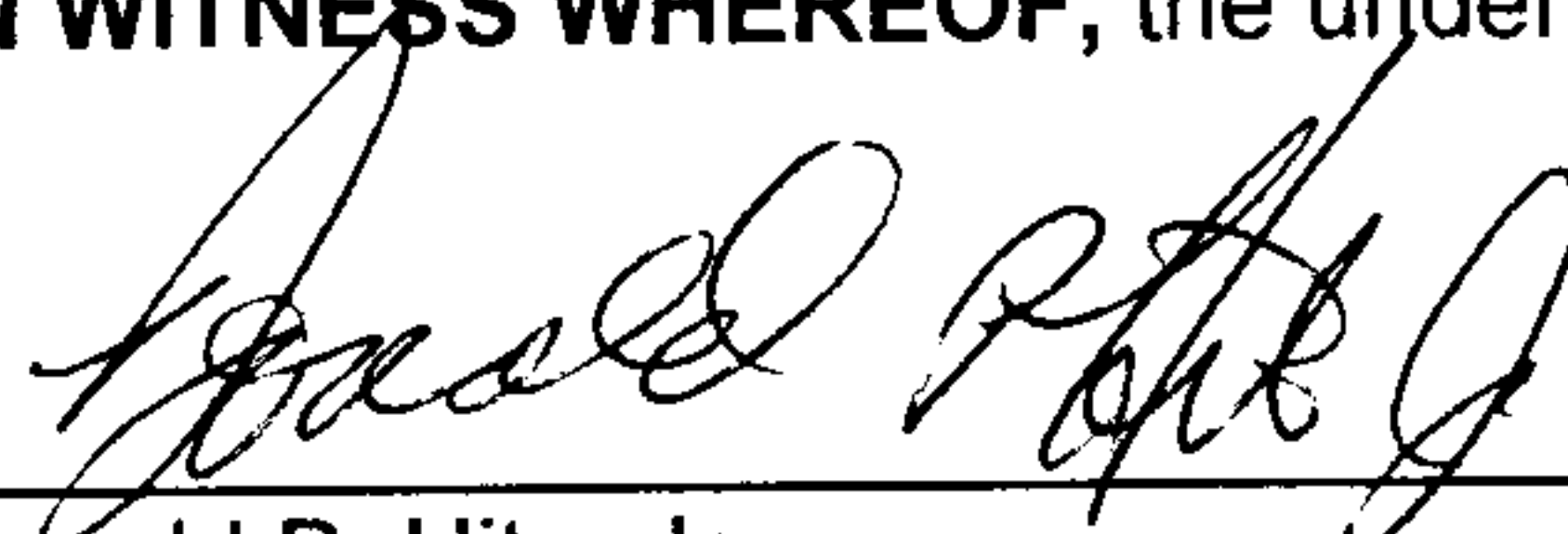
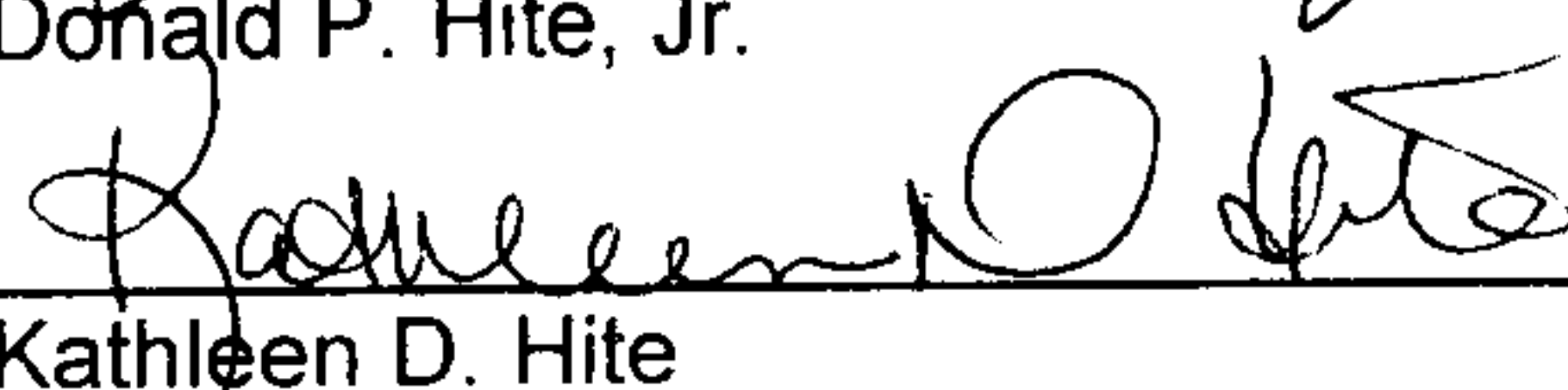
Lot 17, according to the Map and Survey of Oak Park, Sector 2, Phase 2, as recorded in Map Book 26, Page 102 in the Probate Office of Shelby County, Alabama.

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.

Two Hundred Seventy-Seven Thousand Three Hundred Sixty And No/100 Dollars (\$277,360.00) 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 grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

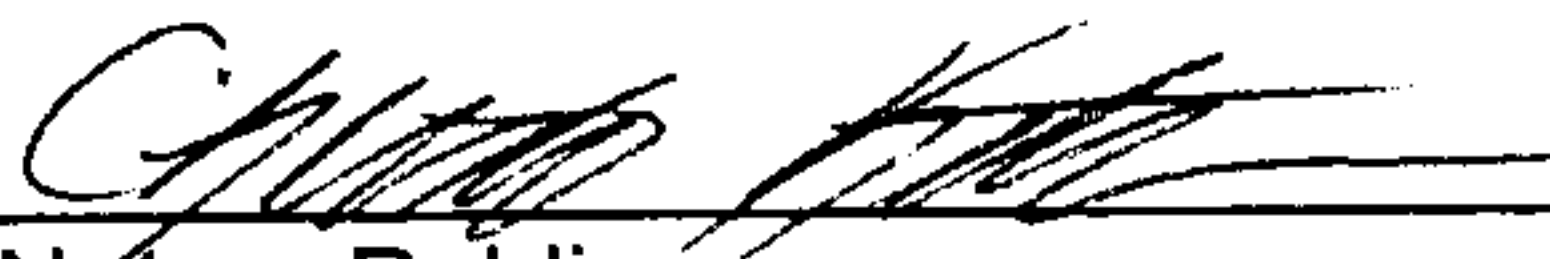
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 8, 2014.

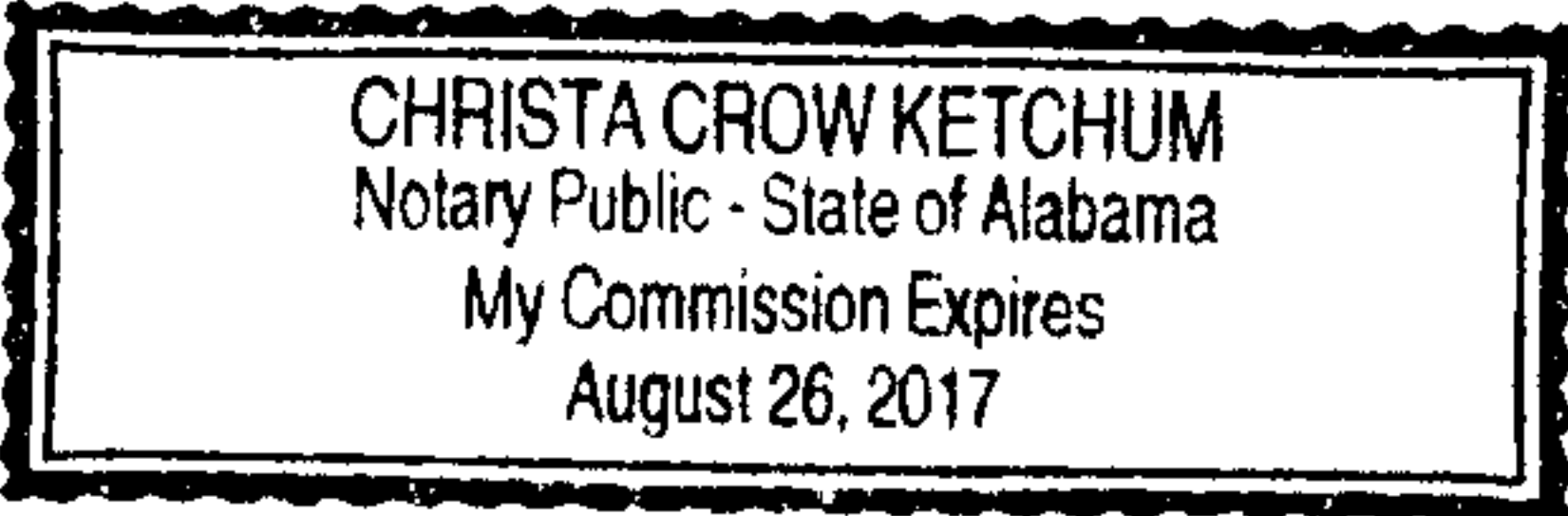

Donald P. Hite, Jr.

Kathleen D. Hite

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Donald P. Hite, Jr. and Kathleen D. Hite, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 8th day of August, 2014.


Notary Public



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

Grantor's Name	Donald P. Hite, Jr. and Kathleen D. Hite	Grantee's Name	Monica L. Bury
Mailing Address	1628 Oak Park Lane Helena, AL 35080	Mailing Address	804 County Road 68 East Marbury, AL 36051
Property Address	1628 Oak Park Lane Helena, AL 35080	Date of Sale	August 8, 2014
		Total Purchase Price	\$268,500.00
		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: _____
☐ 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 - Donald P. Hite, Jr. and Kathleen D. Hite, 1628 Oak Park Lane, Helena, AL 35080.

Grantee's name and mailing address - Monica L. Bury, 804 County Road 68 East, Marbury, AL 36051.

Property address - 1628 Oak Park Lane, Helena, AL 35080

Date of Sale - August 8, 2014.

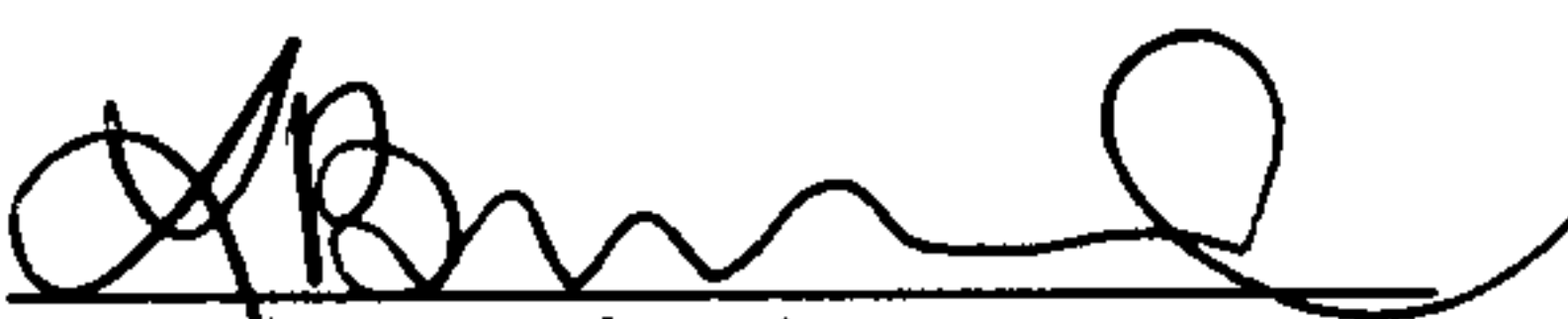
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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: August 8, 2014

Sign  _____
Agent



20140910000284080 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/10/2014 02:31:17 PM FILED/CERT