

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Dana M. Whitlock
179 Bent Tree Acres
Indian Springs, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

James D. Hildreth and his wife Claudia R. Hildreth

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Dana M. Whitlock

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

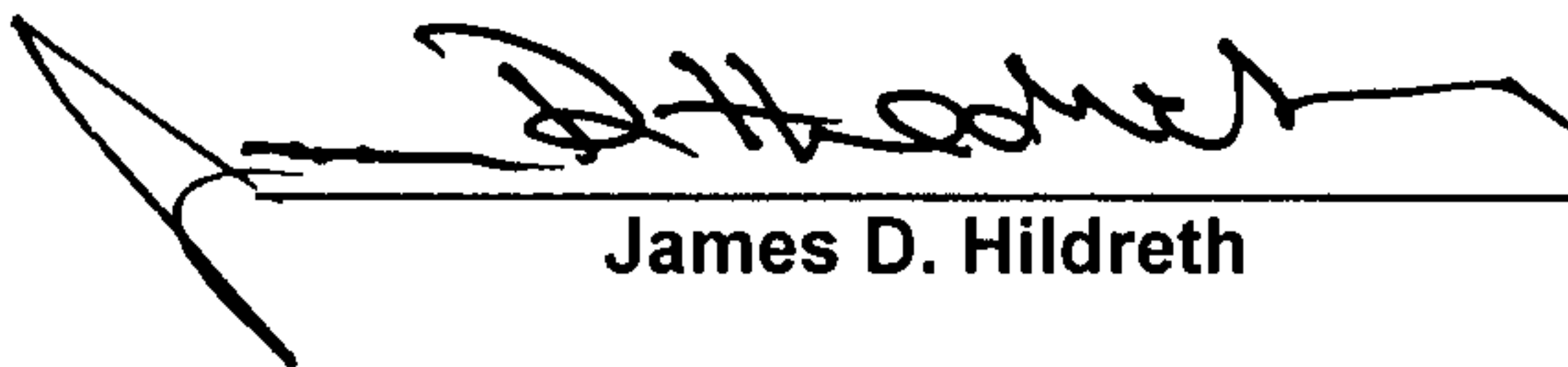
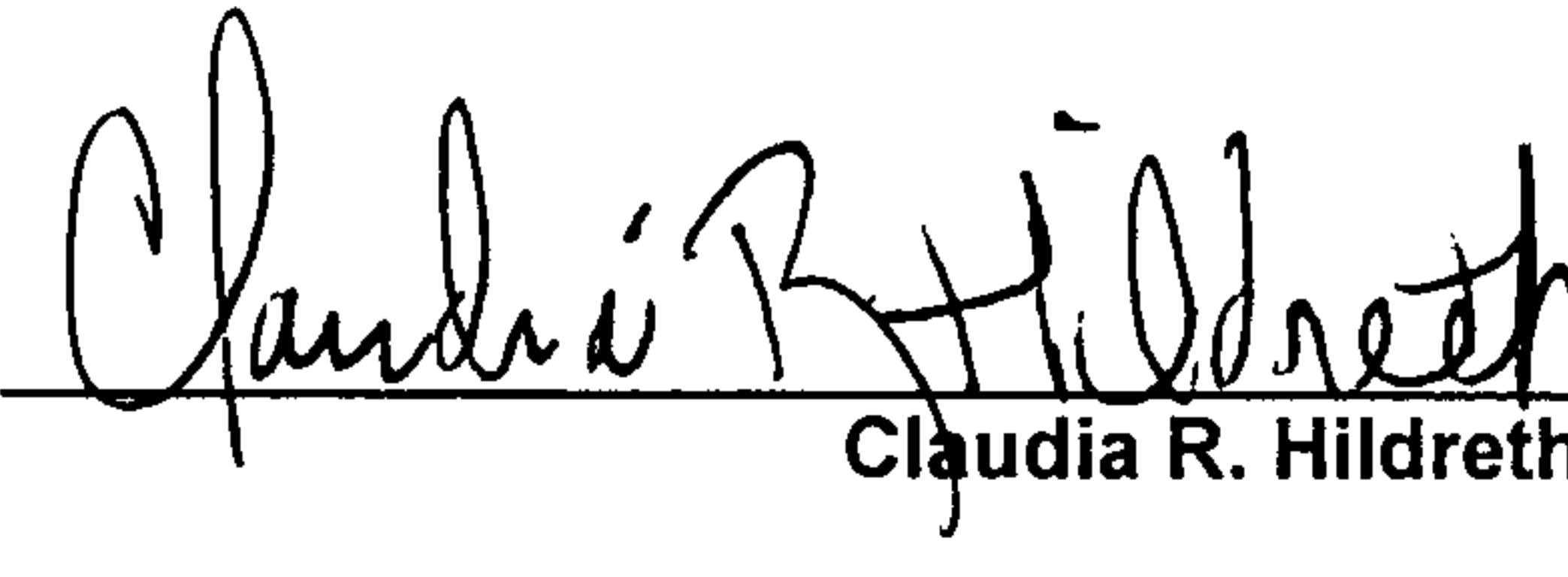
See Exhibit "A" attached hereto

- Subject to:
- (1) 2014 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

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

IN WITNESS WHEREOF, we have set our hands and seals, this **28th day of August, 2014.**

 (Seal)  (Seal)
James D. Hildreth Claudia R. Hildreth

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **James D. Hildreth and Claudia R. Hildreth** 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **28th day of August, 2014**


Notary Public **David P. Condon**
My Commission Expires: **02/12/2018**



20140917000291760 1/3 \$1120.00
Shelby Cnty Judge of Probate, AL
09/17/2014 01:04:01 PM FILED/CERT

Shelby County, AL 09/17/2014
State of Alabama
Deed Tax:\$1100.00

Exhibit "A"

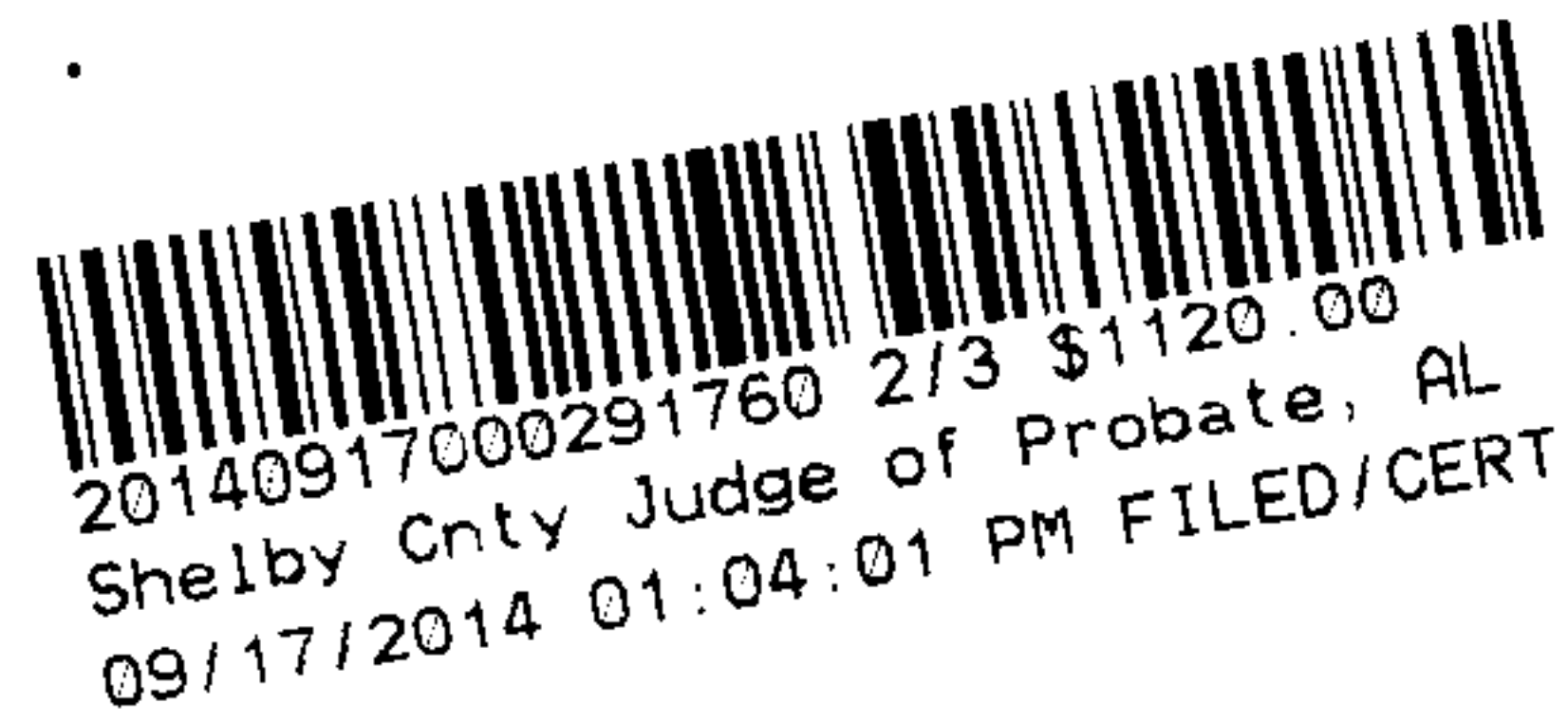
Parcel I:

Lot 4, according to the Survey of Bent Tree Acres, as recorded in Map Book 23, page 128 A & B, in the Probate Office of Shelby County, Alabama.

Parcel II:

A part of Lot 6 of Bent Tree Acres as recorded in Map Book 23 on Page 128-B in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin set on the Southwest corner of said Lot 6; thence run East along the South line of said Lot 6 for a distance of 135.91 feet to an iron pin set; thence turn an angle to the left of 07 degree 04 minutes 12 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 109.41 feet to an iron pin set; thence turn an angle to the left of 16 degrees 46 minutes 30 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 102.21 feet to an iron pin set; thence turn an angle to the left of 16 degrees 47 minutes 55 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 26.43 feet to an iron pin set; thence turn an angle to the left of 158 degrees 05 minutes 00 seconds and run in a Southwesterly direction for a distance of 102.91 feet to an iron pin set; thence turn an angle to the left of 07 degrees 28 minutes 19 seconds and run in a Southwesterly direction for a distance of 29.75 feet to an iron pin set; thence turn an angle to the right of 22 degrees 50 minutes 48 seconds and run in a Southwesterly direction for a distance of 88.47 feet to an iron pin set; thence turn an angle to the right of 03 degrees 12 minutes 57 seconds and run in a Southwesterly direction for a distance of 143.65 feet to an iron pin set on a curve to the right having a central angle of 01 degree 55 minutes 32 seconds and a radius of 140.95 feet; thence turn an angle to the right of 03 degrees 46 minutes 07 seconds to the radius of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 4.74 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 15.67 feet to the point of beginning.



REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **James D. Hildreth**

Date of Sale: **August 28th, 2014**

Grantor Name: **Claudia R. Hildreth**

Mailing Address: **179 Bent Tree Acres
Indian Springs, Alabama, 35124**

Total Purchase Price: **\$1,100,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value:

Property Address: **179 Bent Tree Acres
Indian Springs, Alabama, 35124**
\$ _____

Grantee Name: **Dana M. Whitlock**

Mailing Address:

purchasers city, purchasers state, purchaser zip

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 _____

XX 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 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 Section 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 Section 40-22-1 (h).

Date: **August 28th, 2014** Print: _____

____ Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one



20140917000291760 3/3 \$1120.00
Shelby Cnty Judge of Probate, AL
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