Send tax notice to:

Brandon Jenkins

426 Ballantrae Road

Pelham, AL 35124

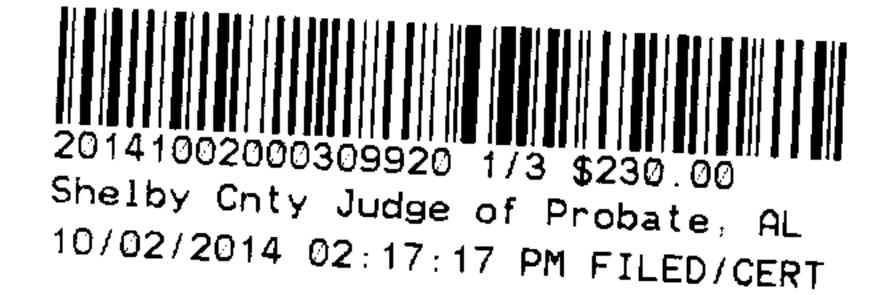
NTC1400214

STATE OF ALABAMA

Shelby COUNTY

This instrument prepared by: Stewart & Associates, P.C. 3595 Grandview Pkwy, #350 Birmingham, Alabama 35243

## WARRANTY DEED



### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) in hand paid to the undersigned, Carlyle C. Hithe Jr., a married man and Pamela A. Hithe, his wife by and through Carlyle C. Hithe, Jr. her attorney-in-fat, (hereinafter referred to as "Grantors"), by Brandon Jenkins (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1414, according to the Survey of Braemer at Ballantrae, Phase I, as recorded in Map Book 37, Page 70, in the Office of the Judge of Probate of Shelby County, Alabama.

#### SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 19th day of September, 2014.

Carlyle C. Hithe, Jr.

Pamela A. Hithe, by and through her attorney--in fact, Carlyle C. Hithe, Jr.



10/02/2014 02:17:17 PM FILED/CERT

## STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlyle C. Hithe Jr., a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of September, 2014.

Notary Public Print Name

Commissi

Notary P

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlyle C. Hithe, Jr., a married man, whose, name as Attorney in fact for Pamela A. Hithe, his wife, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily, and in his capacity as Attorney in fact for Pamela A. Hithe on the day the same bears date.

Given under my hand and official seal this the 19<sup>TH</sup> day of September, 2014.

[NOTARY SEAL]

# Real Estate Sales Validation Form

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

Grantor's Name: Pamela A. Hithe	Carlyle C. Hithe Jr. and	Grantee's Name: Mailing Address:	Brandon Jenkins 426 Ballantrae Road
1ailing Address:	9714 Glenbrook Court Fredericksburg, VA 22407		Pelham, AL 35124
			Date of Sale: <u>9/19/2014</u>
Property Address	s: <u>426 Ballantrae Road</u> <u>Pelham, AL 35124</u>	Total Pu	rchase Price: \$210,000.00 or
County: Shelby		Δss	Actual Value: \$ <u>n/a</u> or essor's Market Value: \$ n/a
		rm can be verified in	the following documentary
	document presented for recordation f this form is not required.	n contains all of the r	equired information referenced
	INSTR	UCTIONS	
	nd mailing address: provide the na leir current mailing address.		ersons conveying interest
Grantee's name and to property is being	nd mailing address: provide the nangle conveyed.	me of the person or p	persons to whom interest
Property address:	the physical address of the proper	ty being conveyed, if	available.
Date of Sale: the	date on which interest to the prope	erty was conveyed.	
	ce: the total amount paid for the position that the instrument offered for record.		ty, both real and personal
conveyed by the in	ne property is not being sold, the trunstrument offered for record. This or the assessor's current market va	may be evidenced by	rty, both real and personal, being an appraisal conducted by a
excluding current responsibility of va	ided and the value must be determuse valuation, of the property as dealuring property for property tax purof Alabama 1975 § 40-22-1 (h).	etermined by the loca	l official charged with the
accurate. I furthe	st of my knowledge and belief that to r understand that any false stateme cated in <u>Code of Alabama 1975</u> § 4	ents claimed on this f	ined in this document is true and orm may result in the imposition
Date: 9/19/2014	4	Print: Michelle Pou	ıncey
Unattested	20141002000309920 3/3 \$230.00	Sign Mulli Grantor / Grant	ntee / Owner / Agent / Circle/One

Shelby Cnty Judge of Probate, AL

10/02/2014 02:17:17 PM FILED/CERT

Form RT-1