

State of Alabama
Shelby County

SEND TAX NOTICE TO: DELBERT S HIESTAND III
2105 Partridge Berry Rd
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of one hundred (\$100.00) Dollars to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

DELBERT S HIESTAND III

(herein referred to as grantor) do grant, bargain, sell and convey unto

DELBERT S HIESTAND III AND DELBERT CALVERT HIESTAND II

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1 Block 3 according to the Survey of Oak Mountain Estates as recorded in Map Book 5 Page 57 in the Probate Office of Shelby County, Alabama; ALSO: Part of the Northeast 1/4 of the Southeast 1/4 OF Section 11 Township 20, Range 3 West, more particularly described as follows: Begin at the westerly corner of Lot 1, Block 3, Oak Mountain Estates, thence run Northeasterly along the Northwest line of Lot 1, 145 feet to a point on the Southeast line of Lot 2, in said survey, thence angle to the left 90 degrees and Northwesterly along the Southeast line of Lot 2, 27.5 feet: thence an angle to the left 90 degrees and Northwesterly along the Southwest a distance of 145 feet to a point on the Northeast right of way of Bearden Road; thence an angle to the left of 90 degrees and Southeasterly 27.5 feet to the point of begining, being situated in Shelby County, Alabama.

Parcel # 13-1-11-4-002-019.000

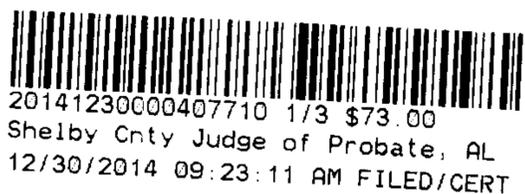
Property Address: 500 Creekview Drive, Pelham, AL 35124

Subject To:

Ad valorem taxes for current tax year and subsequent years not due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land described together with all rights, privileges, tenements, appurtenances and improvements unto the said GRANTEE, his heirs and assigns forever.

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



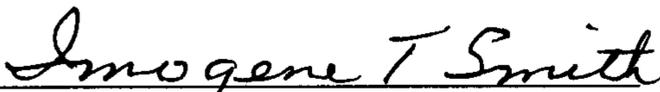
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of December 2014.


DELBERT S HIESTAND III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DELBERT S HIESTAND III whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of December, 2014.


Notary Public

My Commission Expires: March 11 2015



20141230000407710 2/3 \$73.00
Shelby Cnty Judge of Probate, AL
12/30/2014 09:23:11 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Delbert S. Hiestand III
Mailing Address 2105 Pantridge Berry Rd
Bham AL
35244

Grantee's Name Delbert C. Hiestand II
Mailing Address 500 Creekview Dr
Peiham AL
35124

Property Address 500 Creekview Dr
Peiham, AL
35124

Date of Sale ~~12/29~~ 12/29/2014
Total Purchase Price \$ 100⁰⁰
or
Actual Value \$ _____
or
Assessor's Market Value \$ 105,200 1/2 = 52,600.00



20141230000407710 3/3 \$73.00
Shelby Cnty Judge of Probate, AL
12/30/2014 09:23:11 AM FILED/CERT

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
 Sales Contract
 Closing Statement
 Appraisal
 Other Deed

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 § 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 12/30/2014

Print Gaye S. Thompson Agent

Unattested

(verified by)

Sign Gaye S. Thompson

(Grantor/Grantee/Owner/Agent) circle one