

20150213000047890 1/2 \$167.00
Shelby Cnty Judge of Probate, AL
02/13/2015 02:17:17 PM FILED/CERT

SEND TAX NOTICE TO:
Alice Marie Hebner
4968 Stone Creek Way
Calera, AL 35040

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Alice M. Hebner**, an unmarried woman (herein referred to as grantor), grant, bargain, sell and convey unto **Alice Marie Hebner as Trustee and any successor Trustee of The Alice Marie Hebner Family Trust dated the 11th day of February, 2015** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 39, according to the Final Plat of Stone Creek, Phase 5, Plat One, Lake Sector, as recorded in Map Book 39, Page 22, in the Probate Office of Shelby County, Alabama

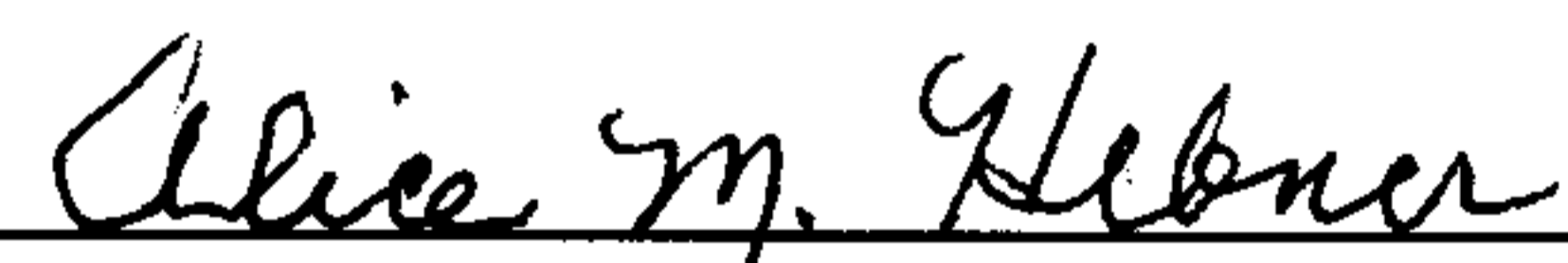
Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his, her or 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of February, 2015.



Alice M. Hebner

STATE OF ALABAMA)
SHELBY COUNTY)

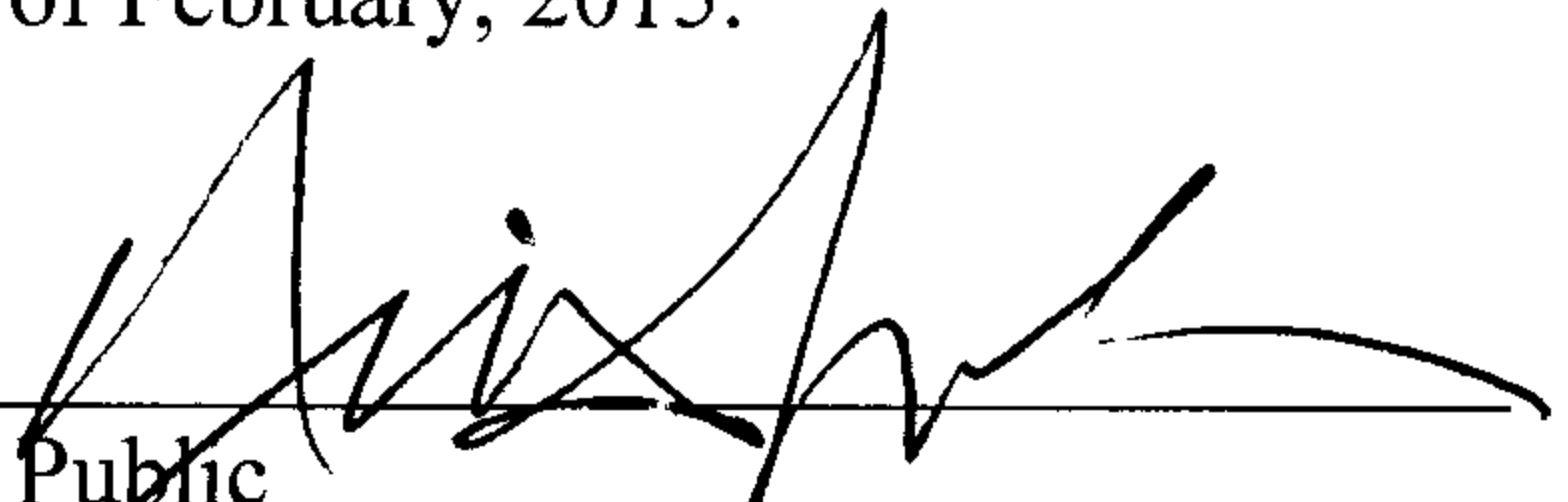
Shelby County, AL 02/13/2015
State of Alabama
Deed Tax: \$150.00

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that Alice M. Hebner, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, 2015.





Notary Public
My Commission Expires 2-3-2016

Real Estate Sales Validation Form

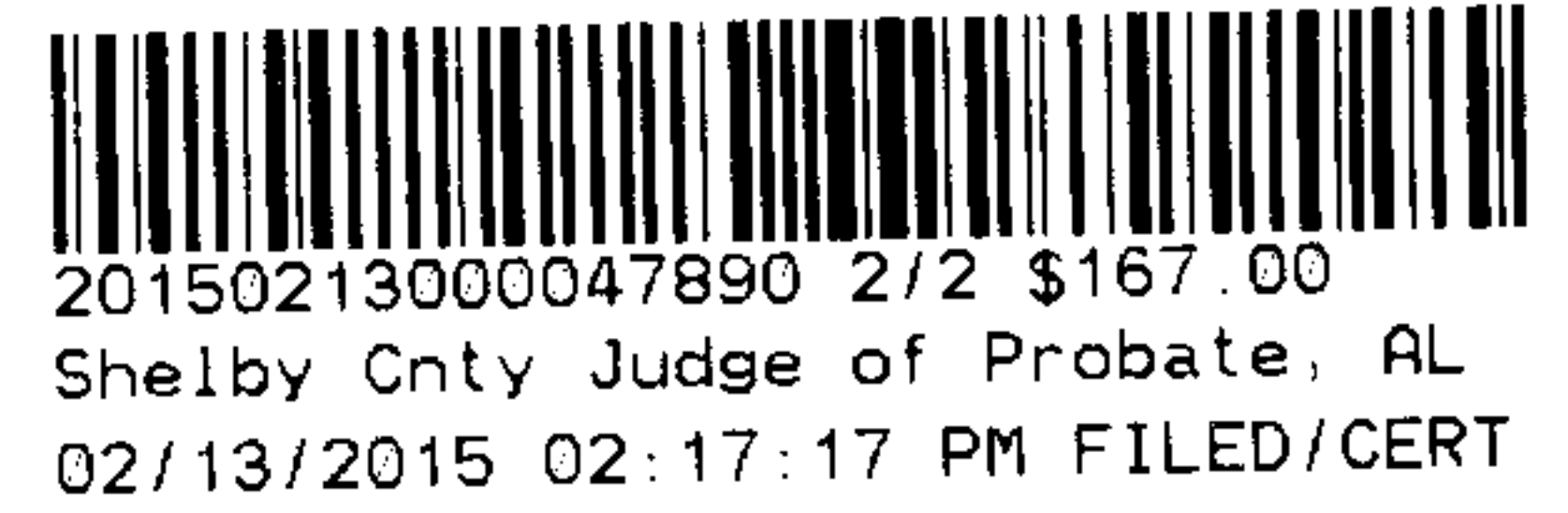
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Alice M. Hebner
Mailing Address 4968 Stone Creek Way
Calera, AL 35040

Grantee's Name Alice Marie Hebner as Trustee and any successor Trustee of The Alice
Mailing Address Marie Hebner Family Trust dated the 11th day of February, 2015
4968 Stone Creek Way
Calera, AL 35040

Property Address 4968 Stone Creek Way
Calera, AL 35040

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 150,000



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 Tax Assessor Notice

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

Print A. Eric Johnston

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1