

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Adrienne N. Holderby
5012 Hawthorne Place
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty-Nine Thousand Five Hundred And No/100 Dollars (\$189,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Connie Mikkelsen, a unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Adrienne N. Holderby (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 6-61, according to the Survey of Chelsea Park 6th Sector, 6th Addition, as recorded in Map Book 43, Page 60, in the Probate Office of Shelby County, Alabama.

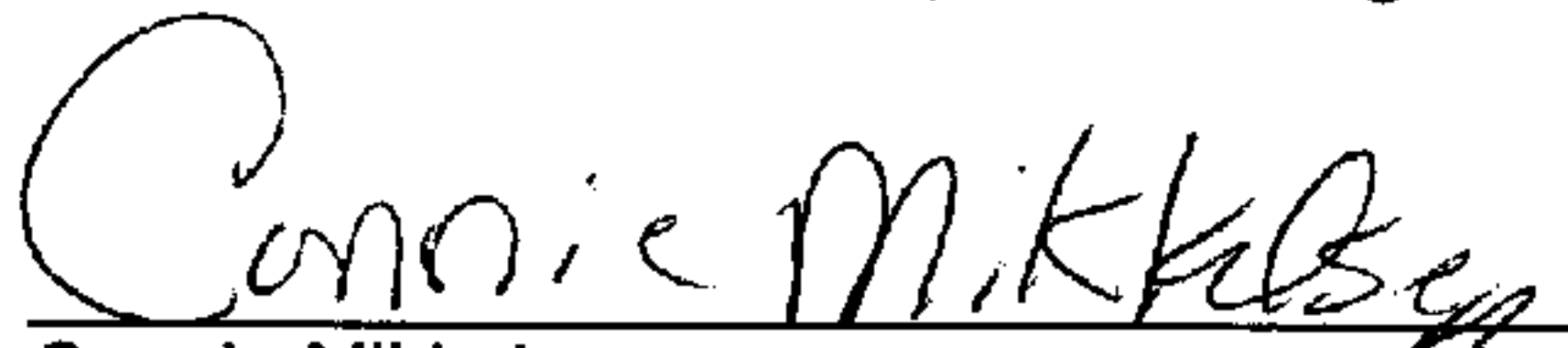
Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument #20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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.

No Dollars And No/100 Dollars (\$0.00) 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 April 27, 2015.

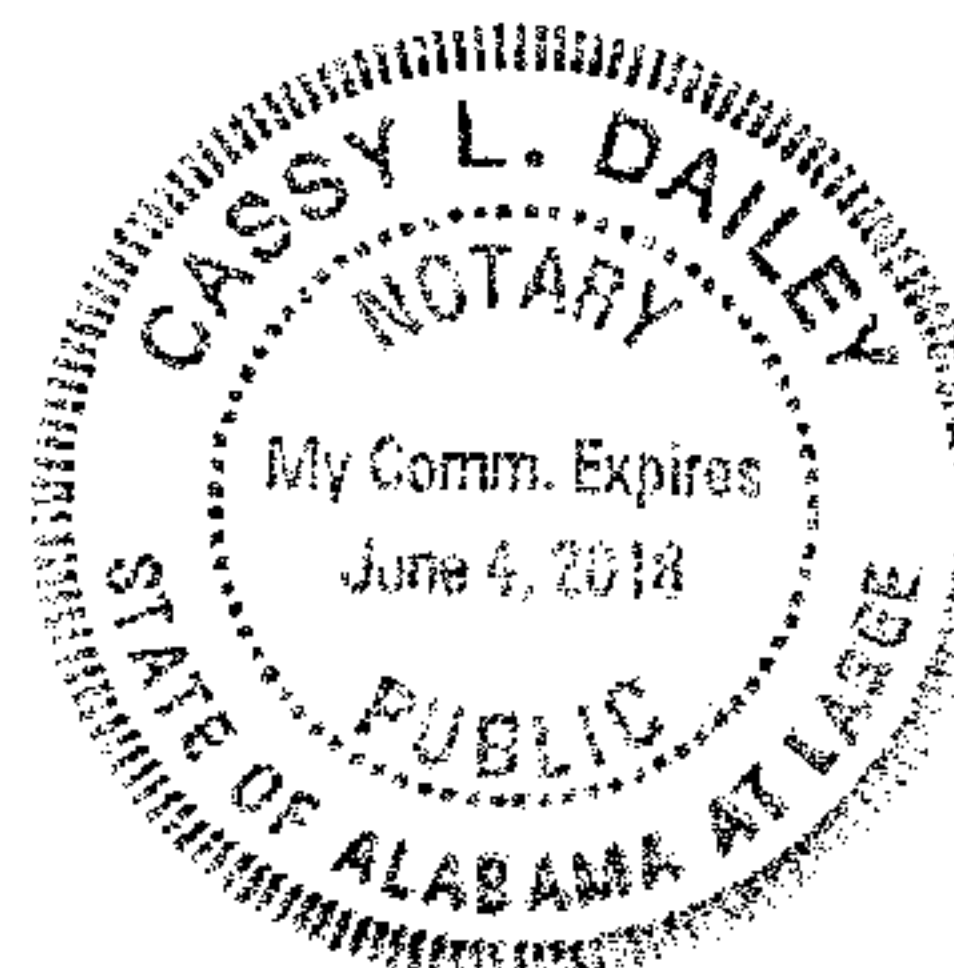

Connie Mikkelsen

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie Mikkelsen, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 27th day of April, 2015.


Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Connie Mikkelsen

Grantee's Name Adrienne N. Holderby

Mailing Address 5012 Hawthorne Place
Chelsea, AL 35043Mailing Address 5012 Hawthorne Pl
Chelsea AL 35043Property Address 5012 Hawthorne Place
Chelsea, AL 35043

Date of Sale April 27, 2015

Total Purchase Price \$189,500.00

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 StatementIf 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 - Connie Mikkelsen, 5012 Hawthorne Place, Chelsea, AL 35043.

Grantee's name and mailing address - Adrienne N. Holderby, , .

Property address - 5012 Hawthorne Place, Chelsea, AL 35043

Date of Sale - April 27, 2015.

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 with 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: April 27, 2015

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/01/2015 08:37:31 AM
 \$206.50 DEBBIE
 20150501000142390

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over a horizontal line.