

Send Tax Notice To:
Bradley Hutson
Jennifer Hutson
100 Moss Hill Court
Calera, Alabama 35040

This instrument was prepared by:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

General Warranty Deed (joint tenants with right of survivorship)

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF SIXTY-SEVEN THOUSAND ONE HUNDRED SIXTY-SEVEN and No/100 DOLLARS (\$67,167.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **RICHARD G. ANDERSON, a married man** (hereinafter referred to as Grantor), does grant, bargain, sell and convey unto **BRADLEY HUTSON and wife, JENNIFER HUTSON, as joint tenants with right of survivorship** (herein collectively referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:


**LOT 8, according to the Map of Fox Valley Highlands
as recorded in Map Book 39, Pages 14-A and 14-B 22,
in the Probate Office of Shelby County, Alabama.**

The above property is not the homestead of the Grantor.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2015 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights including but not limited to coal, lignite, gas, oil, sand and gravel, in, on and under subject property;
3. Any and all matters of record, including but not limited to easements, rights of way, condemnations, setback lines and release of damages;
4. Declaration of Protective Covenants for Fox Valley Highlands as recorded in Instrument No. 20070907000422030, supplemented and amended in Instrument 20080610000237060;
5. Rights of others in and to the use of Fox Valley Highlands Circle, a private road.

Shelby County, AL 05/14/2015
State of Alabama
Deed Tax: \$67.50


20150514000159970 1/3 \$87.50
Shelby Cnty Judge of Probate, AL
05/14/2015 12:13:55 PM FILED/CERT

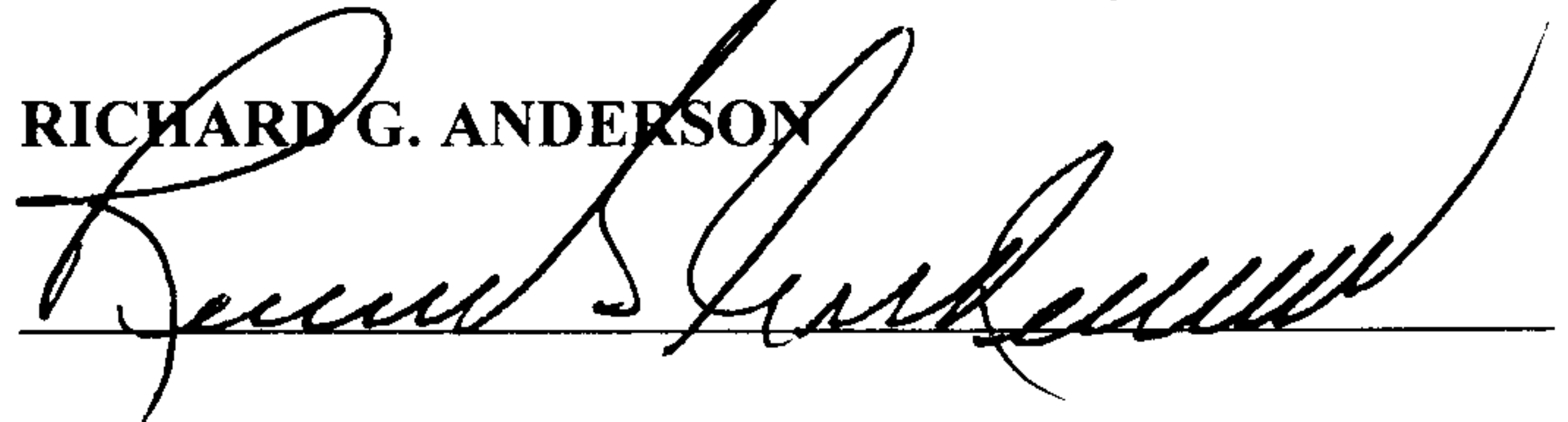
7. Rights of others in and to the use of Fox Valley Highlands Circle, a private road.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **BRADLEY HUTSON and wife, JENNIFER HUTSON, as joint tenants with right of survivorship**, their successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

12 IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of May 2015.

RICHARD G. ANDERSON




STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RICHARD G. ANDERSON, 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 12th day of May, 2015.


NOTARY PUBLIC

My commission expires: 5-13-17


20150514000159970 2/3 \$87.50
Shelby Cnty Judge of Probate, AL
05/14/2015 12:13:55 PM 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 Richard Anderson
Mailing Address 631 Spring Creek Road
Montevallo, AL
35115

Grantee's Name Brad Hulson
Mailing Address 100 Moss Hill Ct.
Salem, AL 35040

Property Address 308 Fox Valley Highway Circle
Maylene, AL

Date of Sale 5-12-15

Total Purchase Price \$ 67,167

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other

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 5-12-15

Print Laurie Burton Sharp

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20150514000159970 3/3 \$87.50
Shelby Cnty Judge of Probate, AL
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Form RT-1