

Prepared by:
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Attorney at Law
P. O. Box 350
Clanton, Alabama 35046

Shelby County, AL 10/07/2015
State of Alabama
Deed Tax: \$47.00

7812 CR 51
Clanton AL 35046

THIS SPACE IS FOR RECORDING DATA ONLY



20151007000352190 1/2 \$64.00
Shelby Cnty Judge of Probate, AL
10/07/2015 12:29:39 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA-SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Five Hundred Dollar, to the undersigned grantor, Sheila M. Habbard a/k/a Sheila Marie Habbard Hudson, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sheila Marie Habbard Hudson and husband, Richard H. Hudson, Jr. (herein referred to as grantee, whether one or more), jointly for life with the remainder to the survivor, the following described real estate situated in SHELBY County, Alabama:

Lot 7 in Block 2 according to the resurvey of Breckenridge Park, as recorded in Map Book 9 at Page 110 A & B in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

Abstractor: 1997-19844

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, jointly for life with the remainder to the survivor.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above, that I(we) will, and my(our) 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 (we) have hereunto set my (our) hand(s) and seal(s) this 11 day of September, 2015.

Sheila Marie Habbard Hudson

Sheila Marie Habbard Hudson

STATE OF Alabama

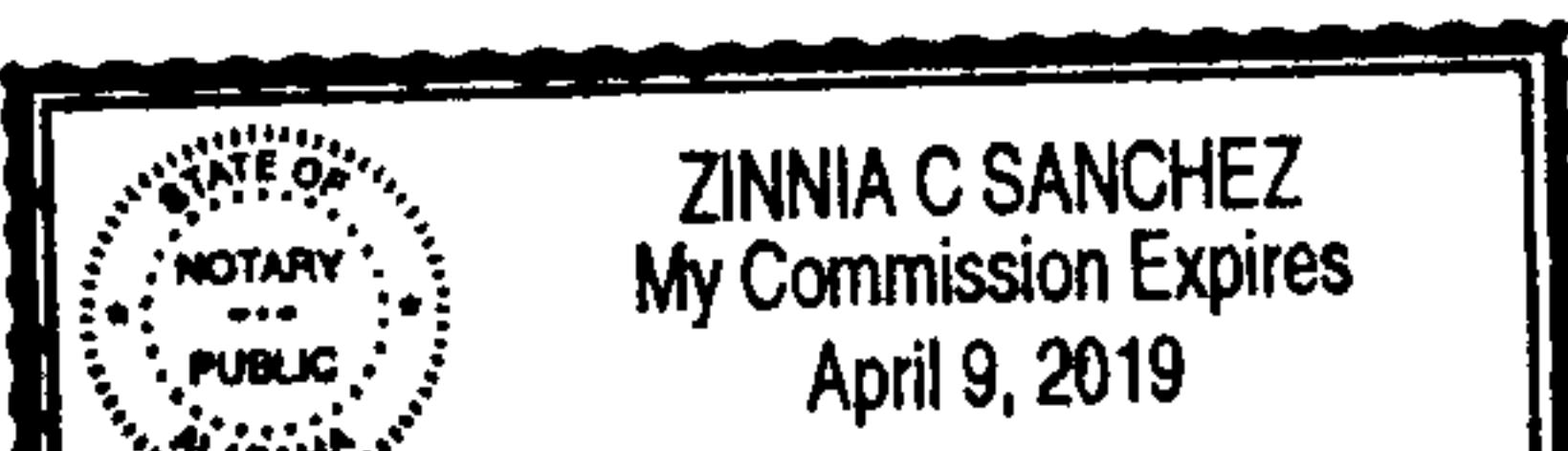
Chilton County

I, the undersigned, hereby certify that Sheila Marie Habbard Hudson 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 seal this 11 day of September, 2015.

Zinnia C. Sanchez

NOTARY PUBLIC



Legal Description
provided by
Grantor/Grantee

The preparer of this document has not examined title to the property described herein and makes no certification as to title.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Sheila Marie Hubbard Hudson
7812 County Road 51
Clanton, AL 35046

Grantee's Name
Mailing Address

Sheila Marie Hubbard Hudson
Richard H. Hudson, Jr.
7812 County Road 51
Clanton, AL 35046

Property Address

501 Hillsboro Lane
Helena, AL 35080

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 93,100. $\frac{1}{2} = 46,550.$

20151007000352190 2/2 \$64.00
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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 Office

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.

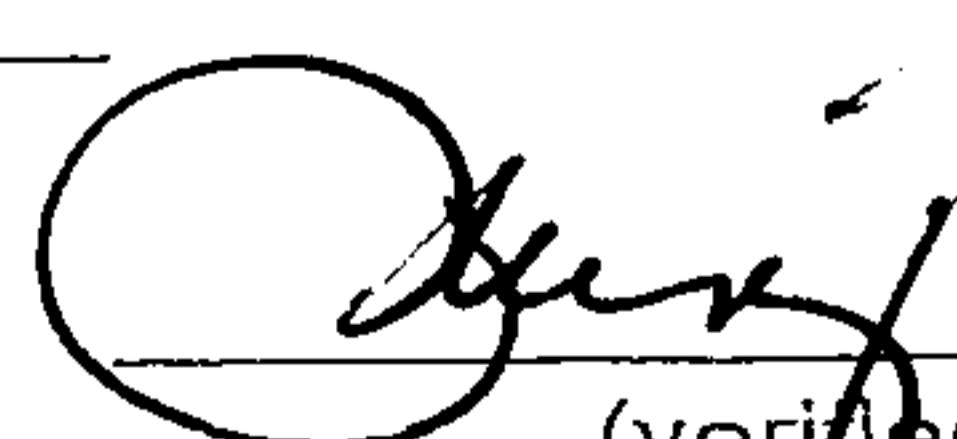
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 10/7/15

Print Sheila Marie Hubbard Hudson

Unattested


(verified by)

Sign Sheila Marie Hubbard Hudson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1