

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eighteen Thousand Dollars (\$118,000.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged We, Robert W. Deckard and wife, Diane R. Deckard, Trustees under the Deckard Living Trust dated October 17, 2006, (herein referred to as grantors), grant, bargain, sell and convey unto Cynthia Hildebrand, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 259, according to the Final Plat Camden Cove, Sector 9, as recorded in Map Book 33, Page 14, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights of way, exceptions, conditions, covenants and easements of record.

For ad valorem tax purposes only, the address to the above described property is 474 Camden Cove Circle, Calera, AL 35040.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, her heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 6 day of November, 2015.

DEREK SMITH
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm Expires June 27, 2016

Robert W. Deckard
Robert W. Deckard, Trustee
Diane R. Deckard
Diane R. Deckard, Trustee

STATE OF Georgia)
COUNTY OF Forsyth)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Robert W, Deckard and Diane R. Deckard, as Trustees under the Deckard Living Trust dated October 17, 2006, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of November, 2015.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-27-16

THIS INSTRUMENT PREPARED BY:
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830
AFTER RECORDING RETURN TO: Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705
Birmingham, AL 35244

20151116000395550 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
11/16/2015 11:00:59 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 Robert W. Deckard & Diane R. Deckard
Mailing Address Trustees under the Deckard Living Trust, dated 10-17-2006
2610 Manor Creek Court
Cumming, GA 30041

Grantee's Name Cynthia Hildebrand
Mailing Address _____
474 Camden Cove Circle
Calera, AL 35040

Property Address 474 Camden Cove Circle
Calera, AL 35040

Date of Sale 11-6-15
Total Purchase Price \$ 118,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20151116000395550 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
11/16/2015 11:00:59 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 Appraisal
 Sales Contract Other
 Closing Statement

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 11-6-15

Print La Costa Gaston

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one