

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

DENT M. MORTON
2364 LAKESIDE DRIVE
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED

20151201000409510

12/01/2015 09:01:28 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Five Hundred Eighty Seven Thousand Five Hundred and 00/100 Dollars (\$587,500.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, REBECCA J. HICKS, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto DENT M. MORTON AND KIMBERLY C. MORTON (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 36, ACCORDING TO THE SURVEY OF VALDAWOOD, AS RECORDED IN MAP BOOK 8, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$417,000 OF THE CONSIDERATION ABOVE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith AND \$111,750 WAS DERIVED FROM A SECOND MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

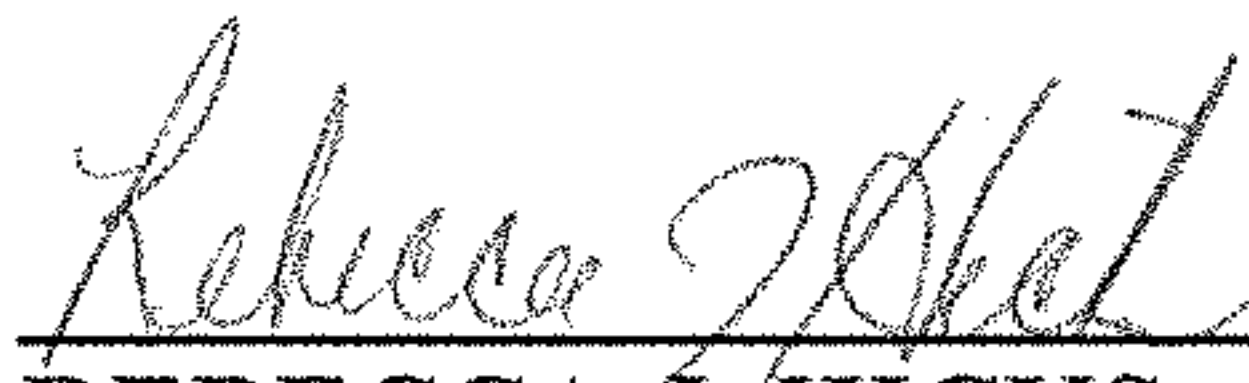
REBECCA J. HICKS IS THE SURVIVING GRANTEE OF THOSE CERTAIN DEEDS RECORDED IN INSTRUMENT 1998-34550, WILLIAM E. HICKS HAVING DIED ON OR ABOUT APRIL 24, 2014

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.

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 herein survives the other, the entire interest in fee simple shall pass to 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is 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 Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto her hands and seals, this 30th day of NOVEMBER, 2015.

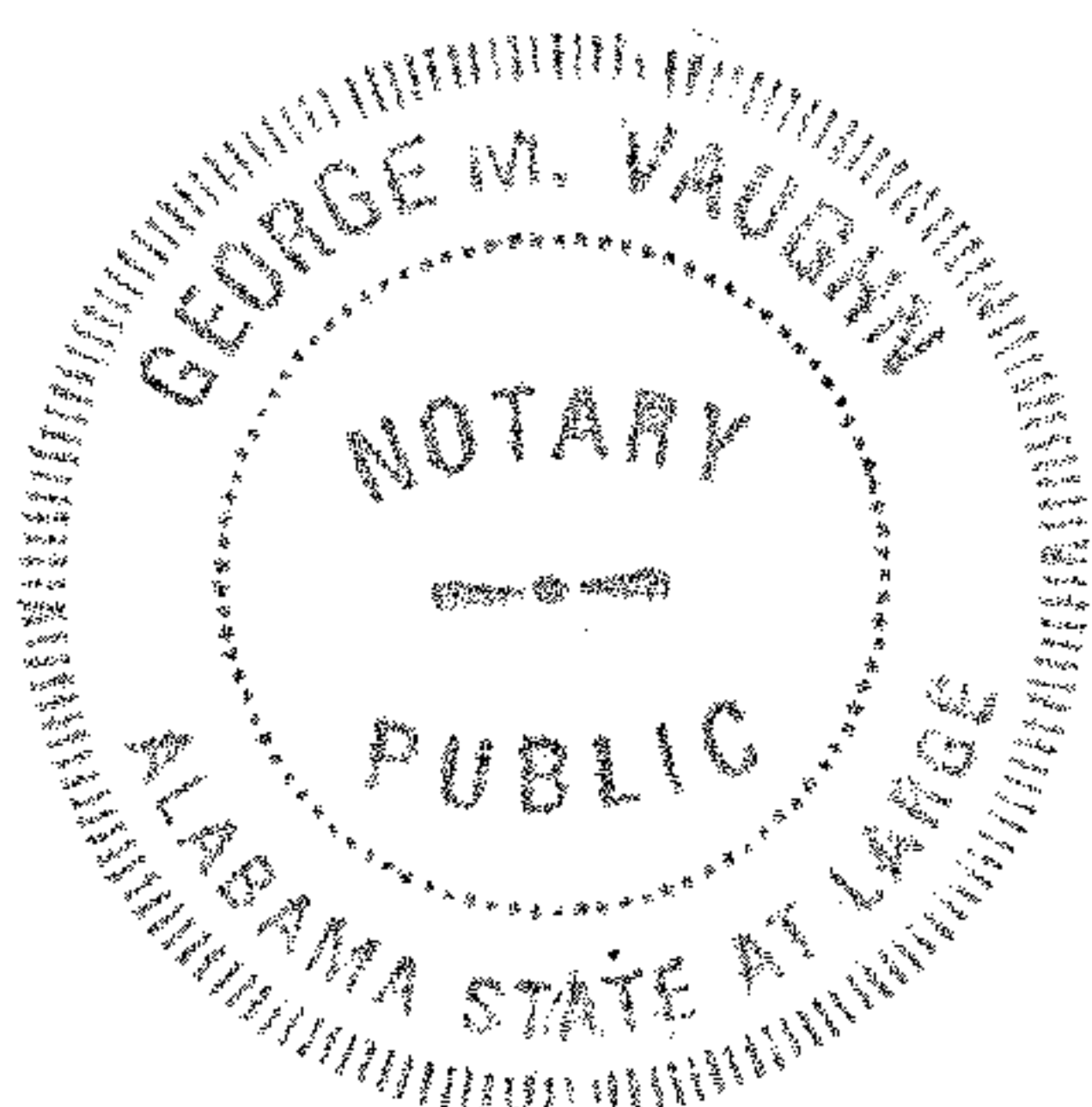

REBECCA J. HICKS

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, REBECCA J. HICKS, 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 30th day of NOVEMBER, 2015.




Notary Public

My Commission Expires: 9/18/2017

Real Estate Sales Validation Form

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

Grantor's Name Rebecca J. Hicks
 Mailing Address c/o George Vaughn
300 Cahaba Park Circle SE
Birmingham AL 35244

Grantee's Name Dont M. Morton
 Mailing Address 2364 Lakeside Drive
Birmingham AL 35244

Property Address 2364 Lakeside Drive
Birmingham AL 35244

Date of Sale 11/30/2015
 Total Purchase Price \$ 587,500

or
 Actual Value \$

or
 Assessor's Market Value \$

20151201000409510 12/01/2015 09:01:28
 AM DEEDS 2/2

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 11/30/2015

Print George M. Vaughn

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/01/2015 09:01:28 AM
 \$76.00 CHERRY
 20151201000409510

[Signature]