

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051



20151217000431110 1/3 \$294.00  
Shelby Cnty Judge of Probate, AL  
12/17/2015 01:58:03 PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY            KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned John Lamar Hinds and wife, Joann A. Hinds (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell and convey unto Leslie Hinds Tyler and Laura Hinds Duncan equally as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

NW¼ of NW¼, Section 23, Township 19 South, Range 2 East, except one acre adjoining the West side of Homer and Billie Jean Whitlock residence in Vincent, Alabama. Said parcel of land being 39 acres, more or less.

NE¼ of NE¼ of Section 22, Township 19 South, Range 2 East, except a strip 55 yards wide across the West side of said 40 acres of land, containing 5 acres; and further except the land conveyed to Kurt D. Russell and Janette R. Russell by deed recorded as Instrument # 20060516000230810 in the Probate Office of Shelby County, Alabama, containing 1 acre.

Subject to easements, restrictions, covenants, conditions, rights-of-way, and encumbrances of record. Fanny Hinds, holder of a life estate in the above-described property, died on December 26, 2012.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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

Shelby County, AL 12/17/2015  
State of Alabama  
Deed Tax: \$274.00

forever, against the lawful claims of all persons.

20151217000431110 2/3 \$294.00  
Shelby Cnty Judge of Probate, AL  
12/17/2015 01:58:03 PM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
15<sup>th</sup> day of December, 2015.

John Lamar Hinds  
John Lamar Hinds

Joann A. Hinds  
Joann A. Hinds

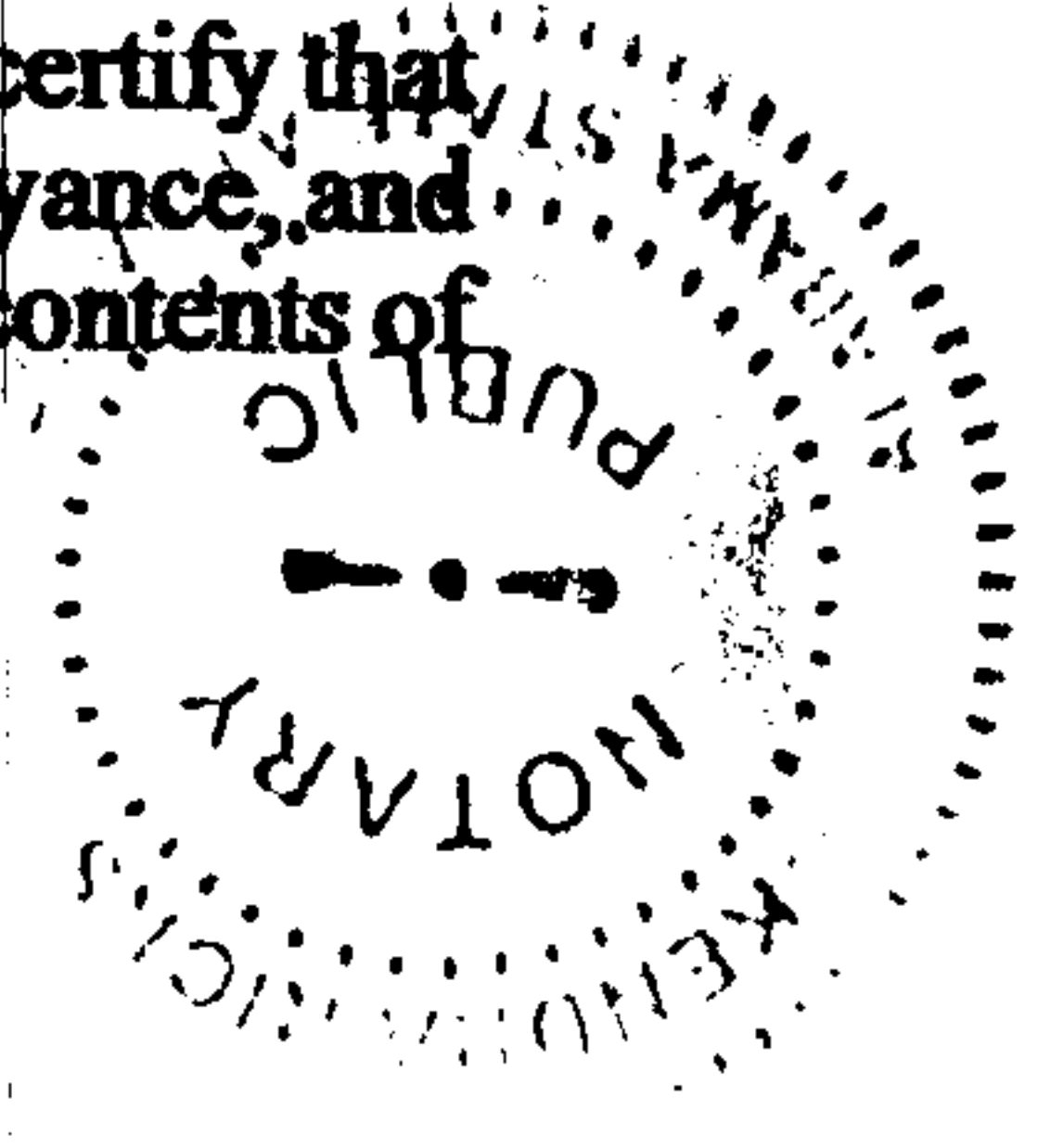
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Lamar Hinds and Joann A. Hinds, 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 15<sup>th</sup> day of December, 2015.

Kendia Rick  
Notary Public

My Commission Expires  
November 4, 2019





## Real Estate Sales Validation Form

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

Grantor's Name John Lamar Hinds & Joann A. Hinds  
Mailing Address c/o Leslie Tyler  
124 Brent Way  
Alabaster, AL 35007

Grantee's Name Leslie Hinds Tyler & Laura Hinds Duncan  
Mailing Address 124 Brent Way  
Alabaster, AL 35007

Property Address  Hwy 62 Vincent, AL  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 12-15-15  
Total Purchase Price \$ \_\_\_\_\_


or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 274,000.00

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 \_\_\_\_\_

  
20151217000431110 3/3 \$294.00  
Shelby Cnty Judge of Probate, AL  
12/17/2015 01:58:03 PM FILED/CERT

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 12-15-15

Print Leslie Hinds Tyler

Sign \_\_\_\_\_

Leslie Hinds Tyler

(Grantor Grantee Owner/Agent) circle one

Unattested \_\_\_\_\_

(verified by)

Form RT-1