

This instrument was prepared by:

David P. Condon, P.C.

100 Union Hill Drive Suite 200

Birmingham, AL 35209

20160108000007470

01/08/2016 08:31:27 AM

DEEDS 1/3

Send tax notice to:

Patricia D. Mitchell

72 Hawthorn St.

Birmingham, Alabama 35242

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Patricia D. Mitchell, a single woman, Amanda Marie Hardin, a married woman, and her husband, Robert C. Hardin

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Patricia D. Mitchell

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

Lots 7-19, in Block 7, according to the Survey of Mt. Laurel – Phase 1-A, as recorded in Map Book 27, Page 72 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Patricia D. Mitchell and Patricia M. Ponder, grantee in that certain deed recorded in Instrument Number 20090813000311370, are one and the same person. The property described above is not the homestead of Amanda Marie Hardin or her spouse. Robert C. Hardin executes this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranty of title.

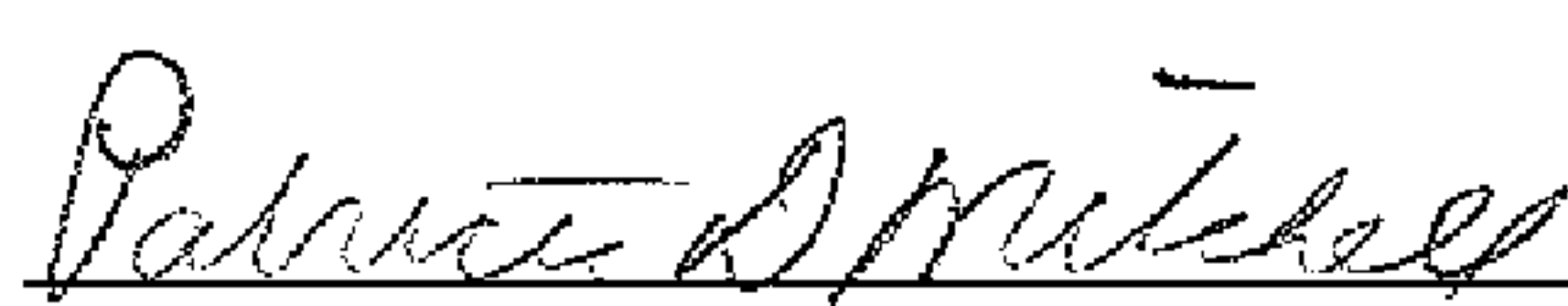
\$220,000 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2016 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, her heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **14th day of December, 2015.**



Patricia D. Mitchell

(Seal)



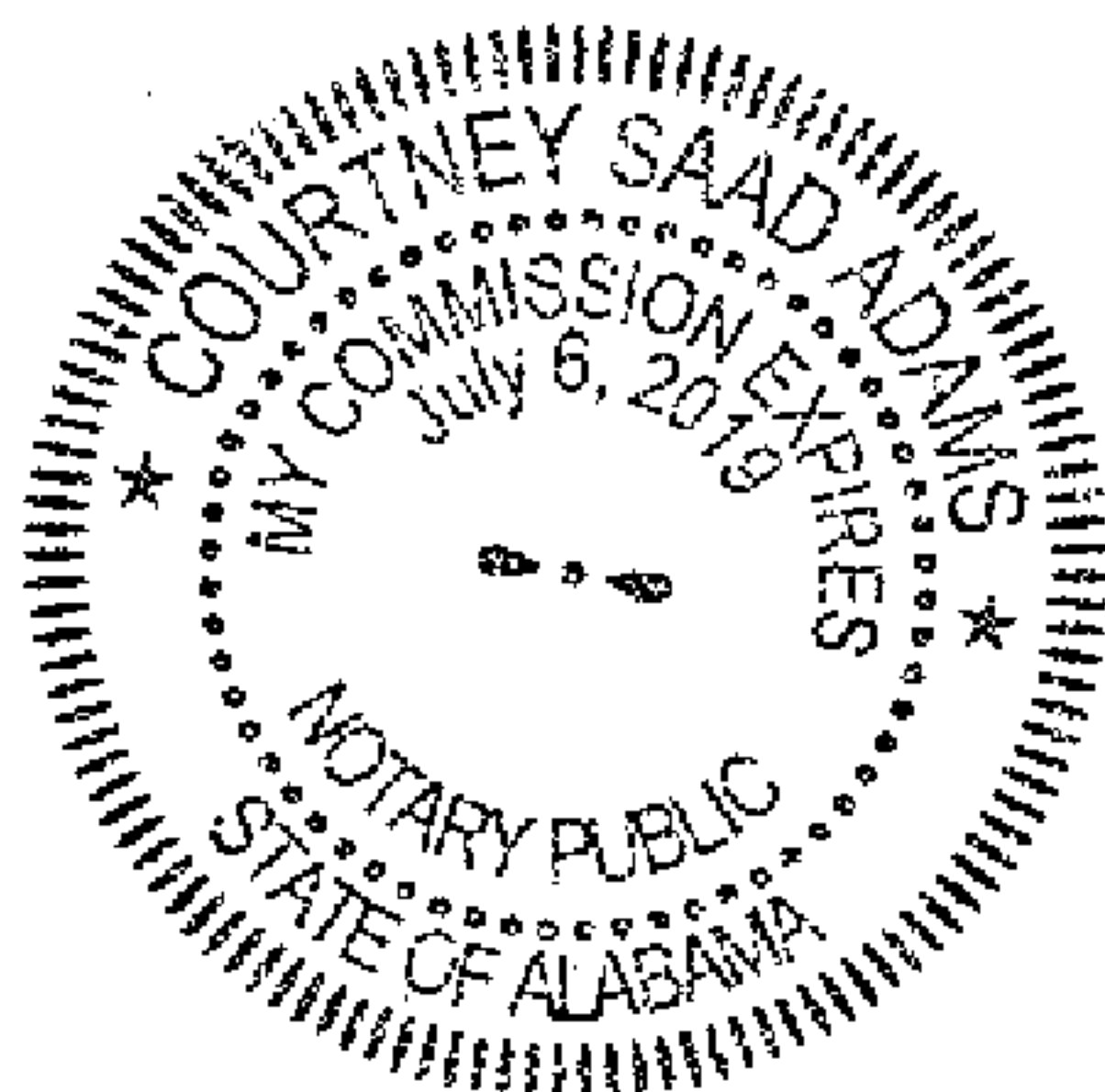
(Seal)

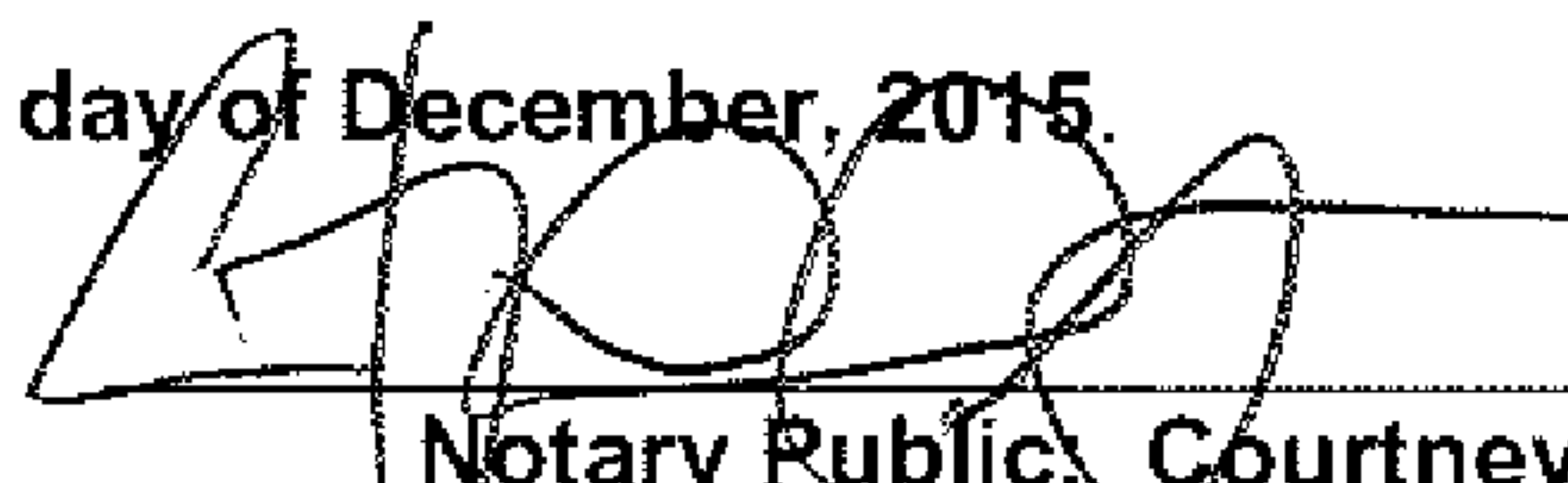
Amanda Marie Hardin

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Patricia D. Mitchell and Amanda Marie Hardin** 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.

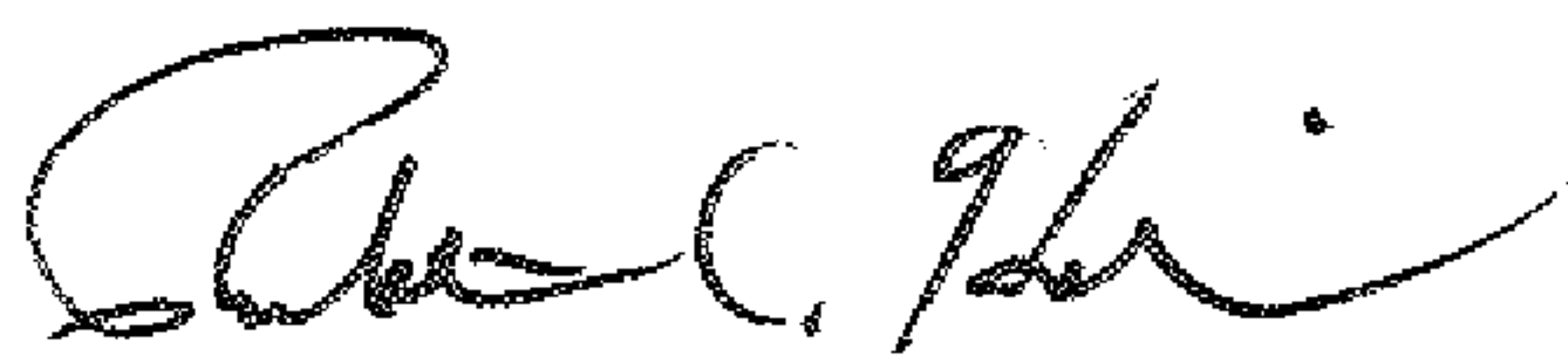
Given under my hand and official seal this **14th day of December, 2015.**





**Notary Public: Courtney Saad Adams
My Commission Expires: 7/6/2019**

IN WITNESS WHEREOF, we have set our hands and seals, this 29th day of December, 2015.

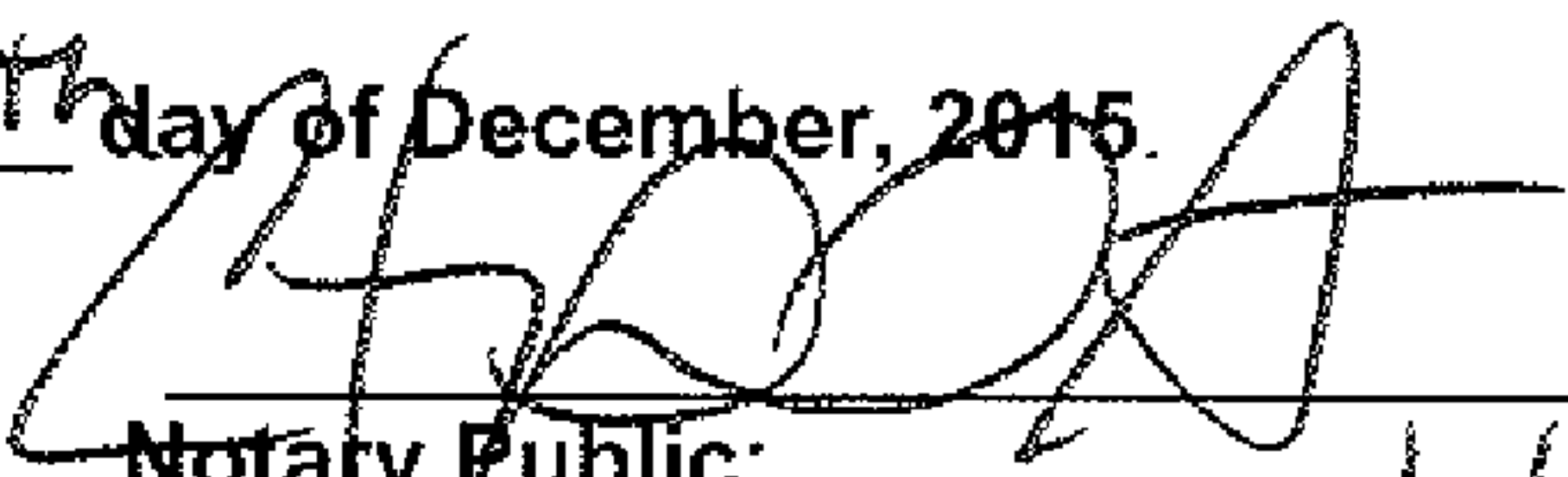


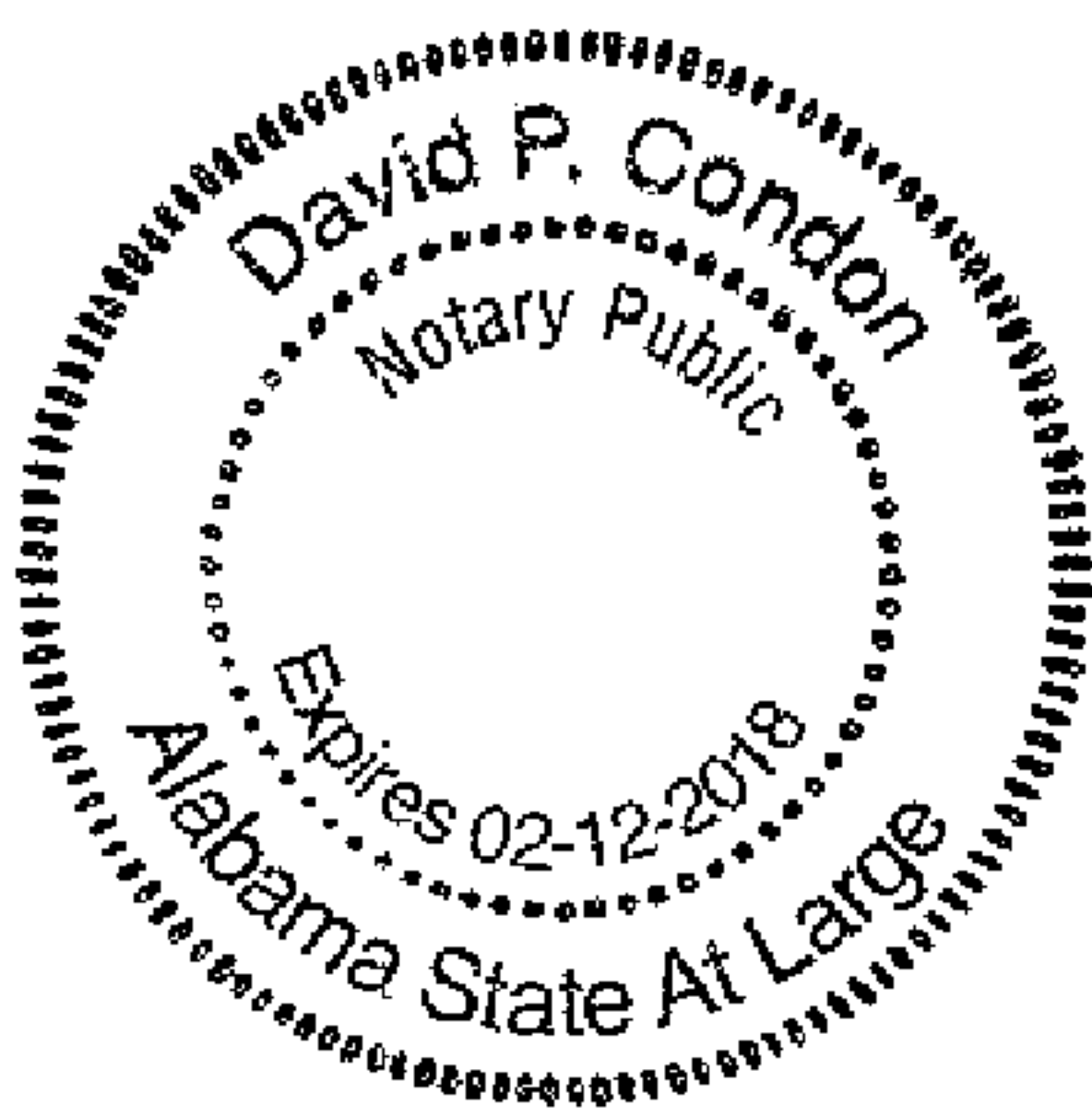
_____(Seal)
Robert C. Hardin

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Robert C. Hardin** 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 29th day of December, 2015.



Notary Public:
My Commission Expires: 7/6/19

20160108000007470 01/08/2016 08:31:27 AM DEEDS 3/3
REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Patricia D. Mitchell** Date of Sale: **December 14th, 2015**

Grantor Name: **Amanda Marie Hardin**
Mailing Address: **72 Hawthorn St.**
Birmingham, Alabama, 35242

Total Purchase Price: **\$220,000**
Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **72 Hawthorn St.**
Birmingham, Alabama, 35242

Grantee Name: **Patricia D. Mitchell**
Mailing Address: **72 Hawthorn St.**
Birmingham, AL, 35242

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 _____

XX 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 Section 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 Section 40-22-1 (h).

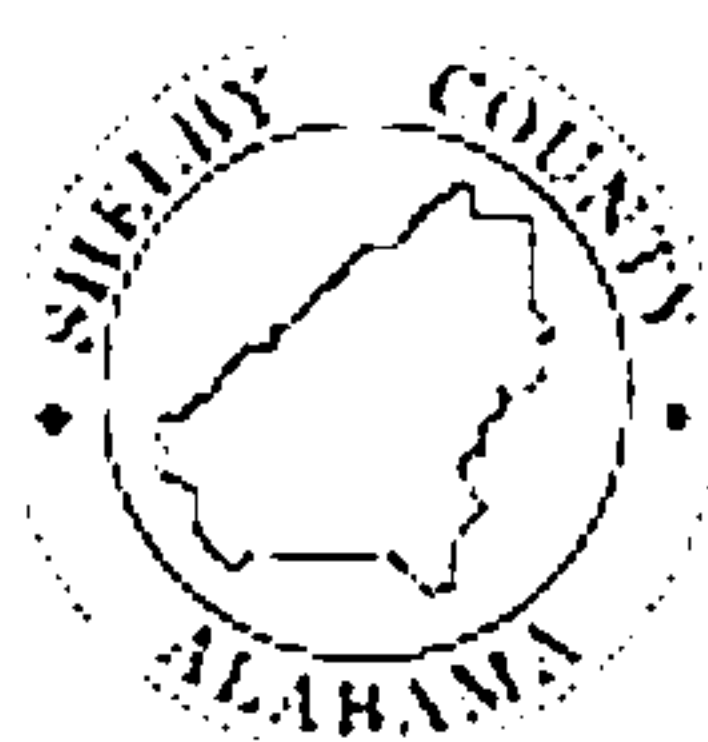
Date: **December 14th, 2015** Print: Patricia D. Mitchell

____ Unattested

(verified by)

Sign: Patricia D. Mitchell

(Grantor Grantee Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/08/2016 08:31:27 AM
\$21.00 CHERRY
20160108000007470

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official stamp.