

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Sandy F. Johnson
3170 Highway 31 South
Pelham, Alabama 35124

Send Tax Notice to: Hugh H. Morrison
(Address) _____

Warranty Deed



20160202000033540 1/2 \$42.00
Shelby Cnty Judge of Probate, AL
02/02/2016 11:31:03 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWENTY FIVE THOUSAND DOLLARS AND 00/100 (\$25,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Bonnie G. Brown Simmons, an unmarried woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hugh H. Morrison**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 3, in Block 3 according to the Map of Navajo Hills, First Sector, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, on Page 18.

Bonnie G. Brown Simmons is one and the same person as Bonnie M. Simmons.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; 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 2nd day of February, 2016.

Shelby County: AL 02/02/2016
State of Alabama
Deed Tax: \$25.00

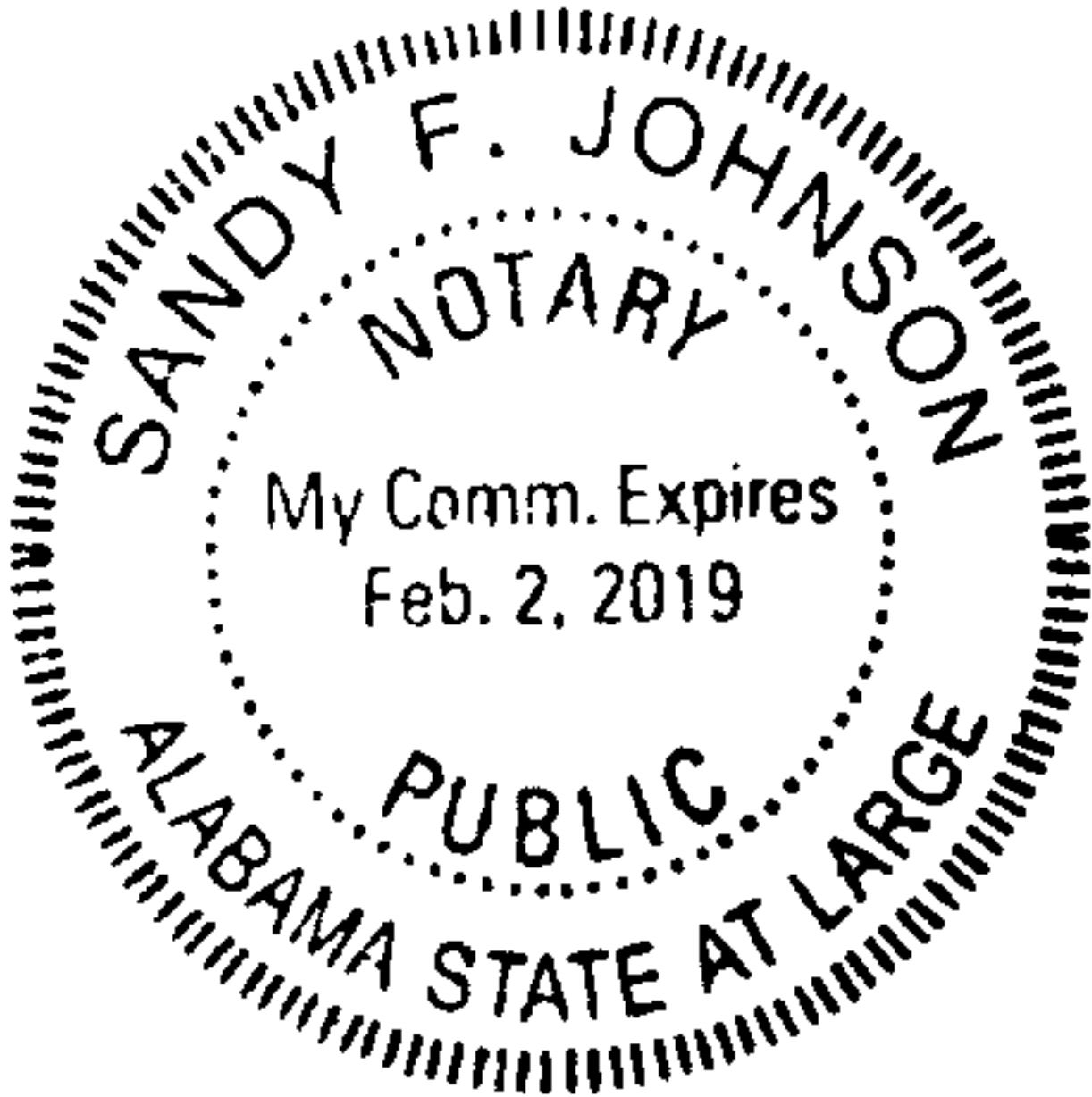
Bonnie G. Brown Simmons
by Tommie Lynn C. Morrison
Bonnie G. Brown Simmons by
Tommie Lynn C. Morrison,
her Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommie Lynn C. Morrison, as Attorney in Fact for Bonnie G. Brown Simmons, 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/she, in his/her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 2nd day of February, 2016.

Sandy F. Johnson
Notary Public
My commission expires:

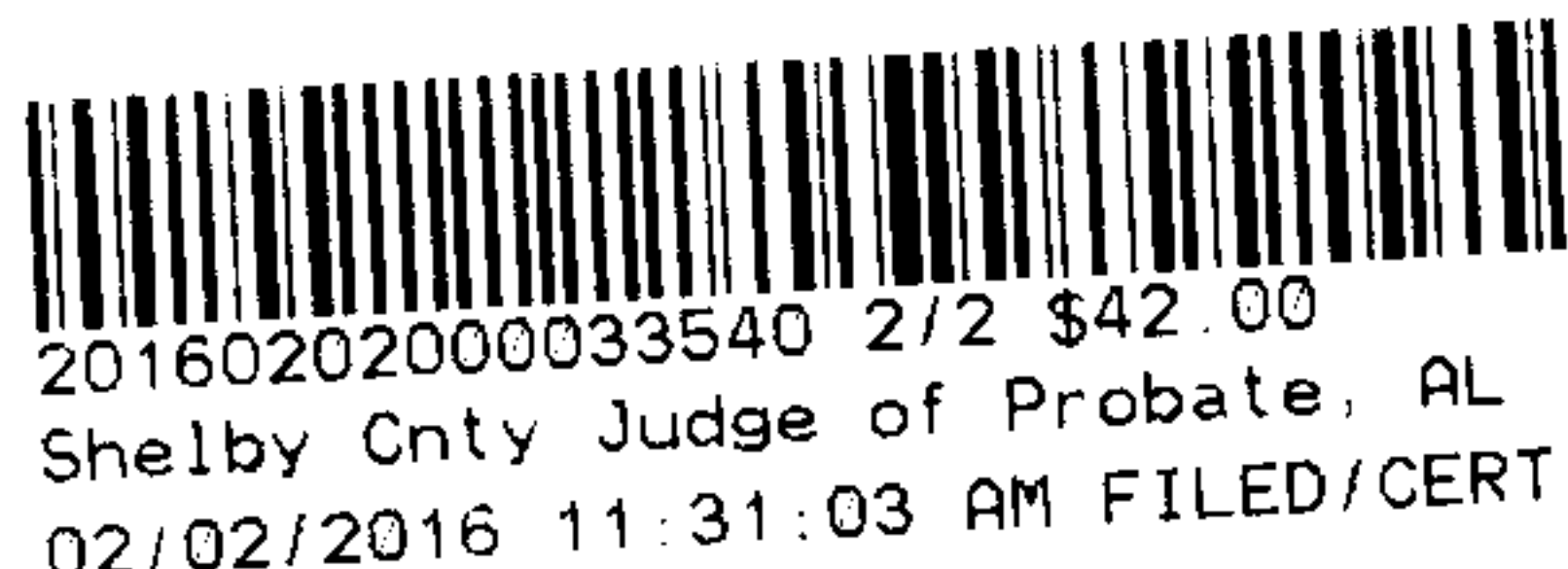


Real Estate Sales Validation Form

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

Grantor's Name Bonnie G Brown Simmons Grantee's Name Hugh Morrison
Mailing Address 360 16th St Mailing Address 1910 14th St
Calera, AL 35040 Calera, AL 35040
Alabaster, AL 35007

Property Address 809 Burning Tree Trl Date of Sale 1-2-16
Alabaster, AL 35007 Total Purchase Price \$ 25,000.00



or
Actual Value \$ 25,000.00
or
Assessor's Market Value \$ _____

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 1-2-16

Print Bonnie G Brown Simmons
Tommye Lynn C. Morrison

☐ Unattested

Sign Bonnie Lynn Morrison
(Grantor/Grantee/Owner/Agent) circle one

(verified by)