

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Al B. Sims
268 Strathaven Ln
Pelham, AL 35124

GENERAL WARRANTY DEED

20160505000152160

05/05/2016 02:34:12 PM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty-Two Thousand And No/100 Dollars (\$262,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Susan C. Hamlin, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Al B. Sims (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1637, according to the Survey of Strathaven at Ballantrae, Phase 2, as recorded in Map Book 41, Page 51, in the Probate Office of Shelby County, Alabama.

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.

Two Hundred Thirty-Nine Thousand Nine Hundred Twenty-Six And No/100 Dollars (\$239,926.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 28, 2016.


Susan C. Hamlin

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan C. Hamlin, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 28th day of April, 2016.

Notary Public
My commission expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 2017

20160505000152160 05/05/2016 02:34:12 PM DEEDS 2/2

Grantor's Name Susan C. Hamlin
Mailing Address 268 Strathaven Ln
Pelham, AL 35124

Grantee's Name Al B. Sims
Mailing Address 126 Co Rd 262
Hanceville, AL 35077

Property Address 268 Strathaven Ln
Pelham, AL 35124

Date of Sale April 28, 2016
Total Purchase Price \$262,000.00
or
Actual Value \$
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
☐ 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 - Susan C. Hamlin, 268 Strathaven Ln, Pelham, AL 35124.

Grantee's name and mailing address - Al B. Sims, 126 Co Rd 262, Hanceville, AL 35077.

Property address - 268 Strathaven Ln, Pelham, AL 35124

Date of Sale - April 28, 2016.

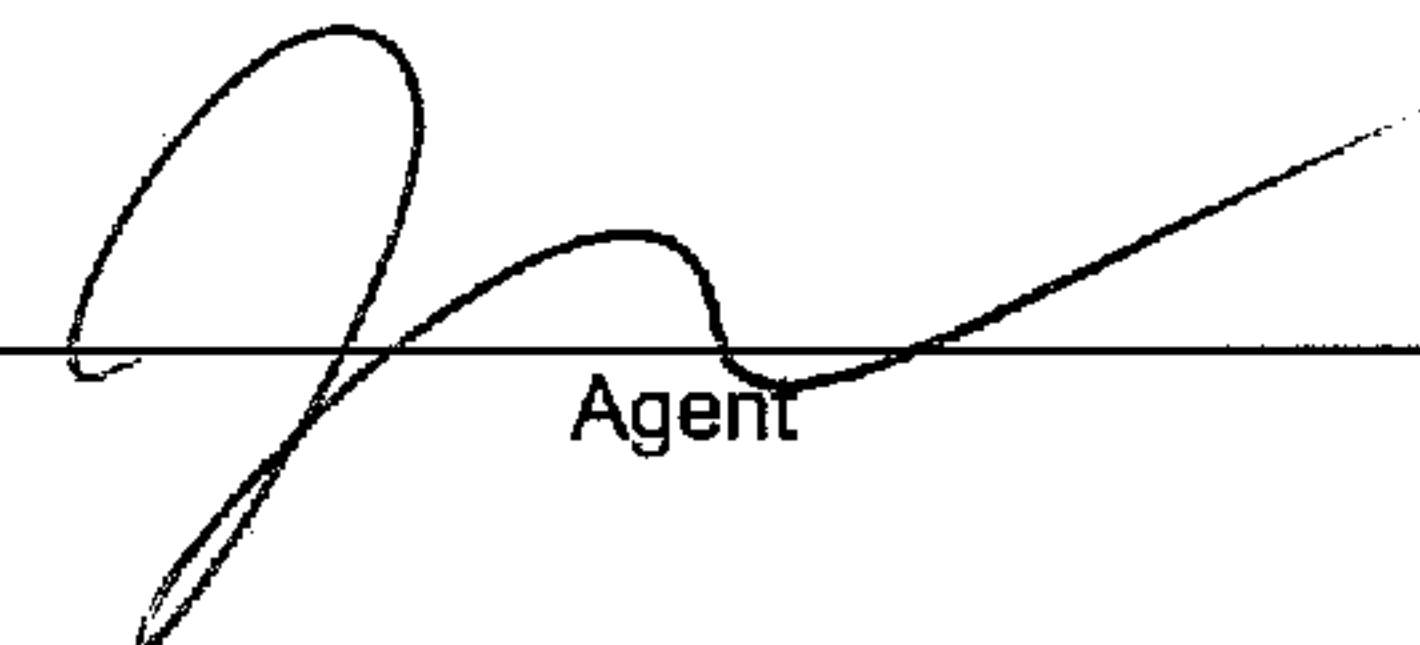
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

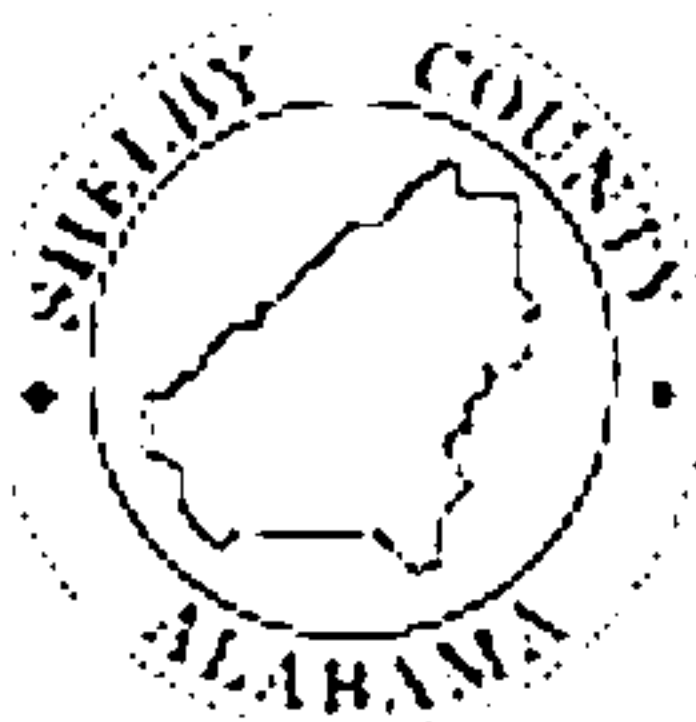
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: April 28, 2016

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/05/2016 02:34:12 PM
\$39.50 CHERRY
20160505000152160

