

This instrument prepared by:  
Michael Galloway, Attorney  
931 Sharitt Avenue, Suite 113  
Gardendale, AL 35071

SEND TAX NOTICE TO:  
YuVonda L Gray  
1246 Old Cahaba Trace  
Helena, AL 35080

20160707000235640  
07/07/2016 10:36:38 AM  
DEEDS 1/2

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Seventeen Thousand And No/100 Dollars (\$217,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Brian D. Hudson, Jr. and wife, Melissa P. Hudson, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto YuVonda L Gray (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**:

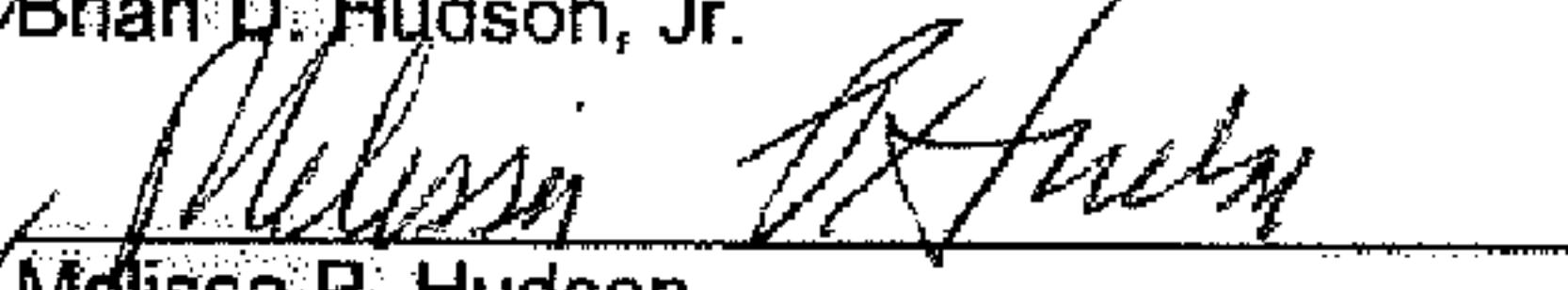
Lot 336, according to the Survey of Old Cahaba Oak Ridge Sector, Second Addition, as recorded in Map Book 27, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama.

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 Thirteen Thousand Sixty-Nine And No/100 Dollars (\$213,069.00) 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 June 30, 2016.

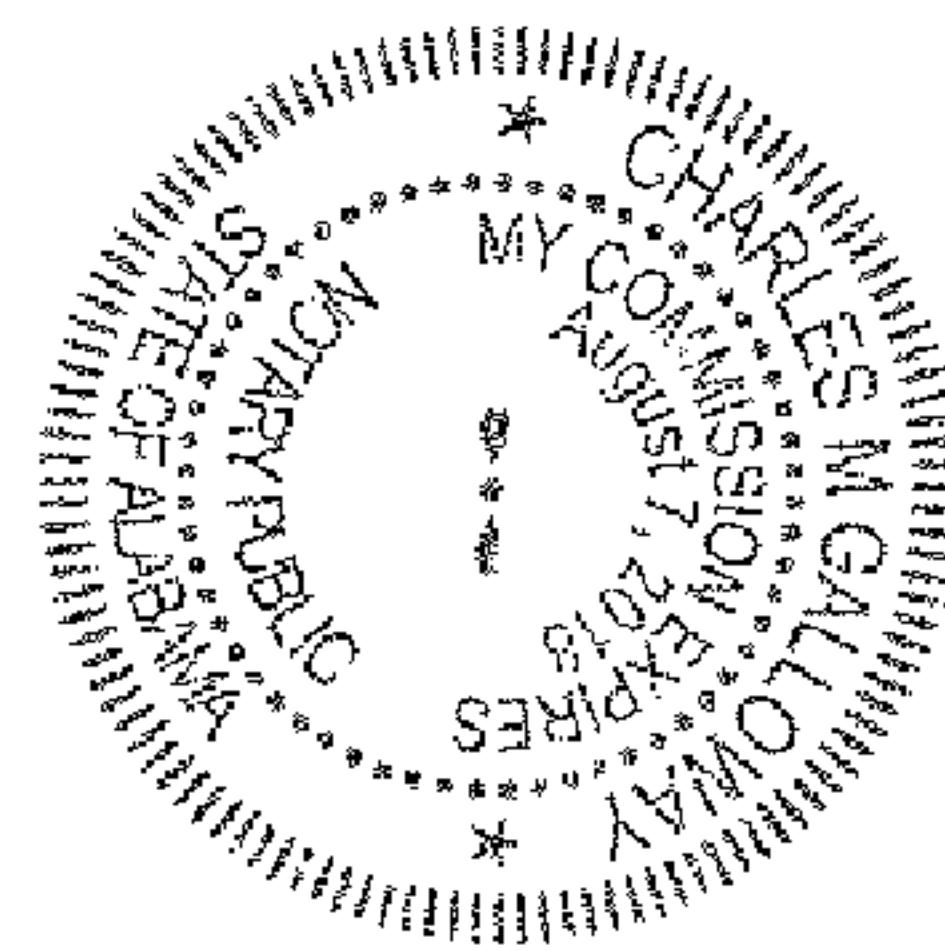
  
\_\_\_\_\_  
Brian D. Hudson, Jr.  
  
\_\_\_\_\_  
Melissa P. Hudson

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Brian D. Hudson, Jr. and Melissa P. Hudson 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 on 30 day of June, 2016.

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  
**20160707000235640 07/07/2016 10:36:38 AM DEEDS 2/2**

Grantor's Name Brian D. Hudson, Jr. and Melissa P. Hudson Grantee's Name YuVonda L. Gray

Mailing Address 1246 Old Cahaba Trace  
Helena, AL 35080 Mailing Address 2023 Meadows Drive  
Birmingham, AL 35235

Property Address 1246 Old Cahaba Trace  
Helena, AL 35080

Date of Sale June 30, 2016  
Total Purchase Price \$217,000.00  
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

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 - Brian D. Hudson, Jr. and Melissa P. Hudson, 1246 Old Cahaba Trace,  
Helena, AL 35080.

Grantee's name and mailing address - YuVonda L. Gray, 2023 Meadows Drive, Birmingham, AL 35235.

Property address - 1246 Old Cahaba Trace, Helena, AL 35080

Date of Sale - June 30, 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: June 30, 2016

Stephanie Adams  
Sign Agent

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/07/2016 10:36:38 AM  
\$22.00 CHERRY  
20160707000235640

