

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

SEND TAX NOTICE TO:
Brian Donald Hudson, Jr. and Melissa P.
Hudson
3330 River Crest Dr S
Helena, AL 35080

20160707000236300
07/07/2016 01:29:40 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars (\$199,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Phillip R. Mahaney and Joan S. Mahaney, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brian Donald Hudson, Jr. and Melissa P. Hudson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 2006, according to the Survey of Old Cahaba, Phase V, Fourth Addition, as recorded in Map Book 37, Page 136, 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 Five Thousand Nine Hundred Eighty And No/100 Dollars (\$205,980.00) 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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 30, 2016.


Phillip R. Mahaney


Joan S. Mahaney

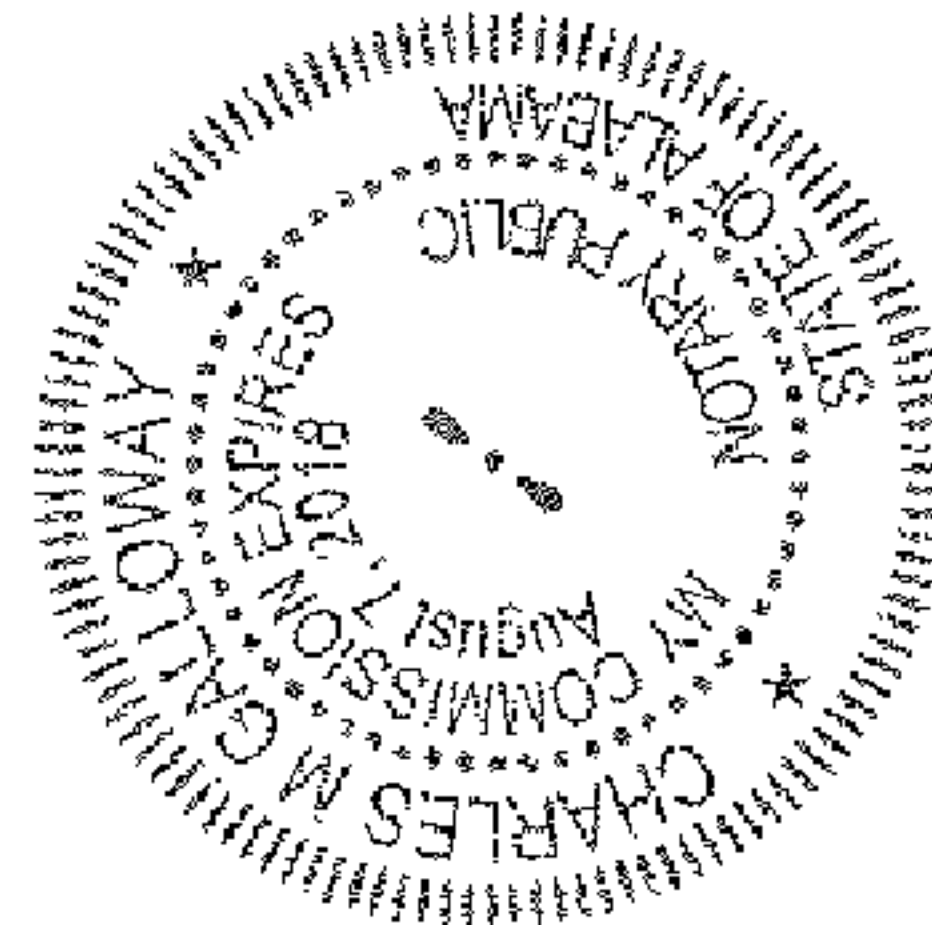
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip R. Mahaney and Joan S. Mahaney, 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 30th day of June, 2016.

Notary Public
My commission expires:

8-7-2018



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20160707000236300 07/07/2016 01:29:40 PM DEEDS 2/2

Grantor's Name	Phillip R. Mahaney and Joan S. Mahaney	Grantee's Name	Brian Donald Hudson, Jr. and Melissa P. Hudson
Mailing Address	109 Black Walnut Lane Trussville, AL 35173	Mailing Address	1246 Old Cahaba Trace Helena, AL 35080
Property Address	3330 River Crest Dr S Helena, AL 35080	Date of Sale	June 30, 2016
		Total Purchase Price	\$199,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Phillip R. Mahaney and Joan S. Mahaney, 109 Black Walnut Lane, Trussville, AL 35173.

Grantee's name and mailing address - Brian Donald Hudson, Jr. and Melissa P. Hudson, 1246 Old Cahaba Trace, Helena, AL 35080.

Property address - 3330 River Crest Dr S, 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

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2016 01:29:40 PM
\$19.00 CHERRY
20160707000236300

Handwritten signature of James W. Fuhrmeister in black ink.