

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

SEND TAX NOTICE TO:  
Debra Mader  
117 Hidden Creek Cir  
Pelham, AL 35124

## GENERAL WARRANTY DEED

20160729000266200

07/29/2016 09:49:16 AM

DEEDS 1/2

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Seventeen Thousand And No/100 Dollars (\$117,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Lia Allen, formerly known as Lia Whitney, and husband, Benjamin Allen, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Debra Mader (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 39, according to the Map and Survey of Hidden Creek, Phase One, recorded in Map Book 23, Page 97, 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.

Eighty-Seven Thousand Seven Hundred Fifty And No/100 Dollars (\$87,750.00) 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 July 28, 2016.



Lia Allen



Benjamin Allen

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lia Allen and Benjamin Allen, 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 27th day of July, 2016.

  
Notary Public

My commission expires: 6/4/18



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

20160729000266200 07/29/2016 09:49:16 AM DEEDS 2/2

Grantor's Name Lia Allen

Grantee's Name Debra Mader

Mailing Address 117 Hidden Creek Cir  
Pelham, AL 35124

Mailing Address 4580 RIVERVIEW DR  
HOOVER, AL 35244

Property Address 117 Hidden Creek Cir  
Pelham, AL 35124

Date of Sale July 28, 2016

\$117,000.00

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 - Lia Allen, 117 Hidden Creek Cir, Pelham, AL 35124.

Grantee's name and mailing address - Debra Mader, 4580 RIVERVIEW DR, HOOVER, AL 35244.

Property address - 117 Hidden Creek Cir, Pelham, AL 35124

Date of Sale - July 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.

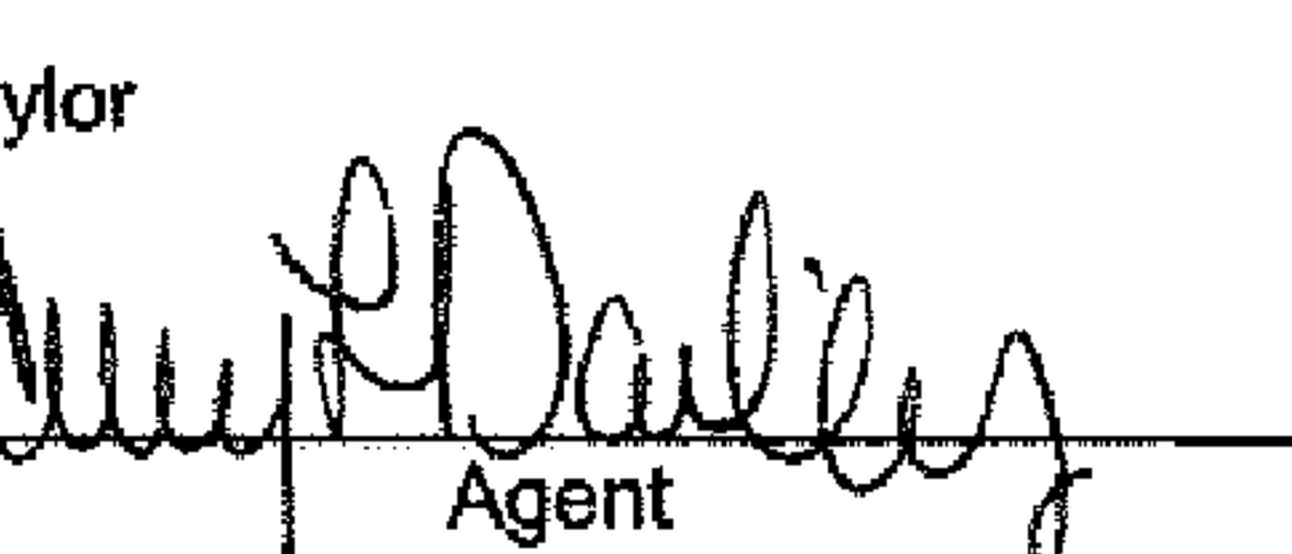
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of valuing  
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama  
1975 & 40-22-1 (h).

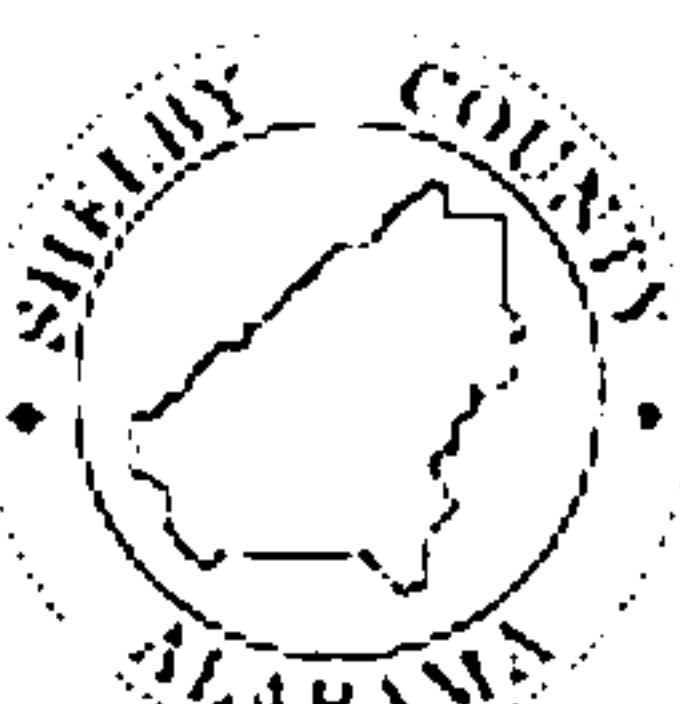
I attest, to the best of my knowledge and belief that the information contained in this document is true and  
accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: July 28, 2016

Haley Taylor

Sign

  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/29/2016 09:49:16 AM  
\$47.50 CHERRY  
20160729000266200

