

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

SEND TAX NOTICE TO:  
Danielle N. Hinson  
940 Davenport Trl  
Calera, AL 35040

**GENERAL WARRANTY DEED**

**20160802000273020**  
**08/02/2016 01:22:37 PM**  
**DEEDS 1/2**

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Thirty-Five Thousand And No/100 Dollars (\$135,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Matthew K. Fendley and Marieke R. Fendley, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Danielle N. Hinson (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**:


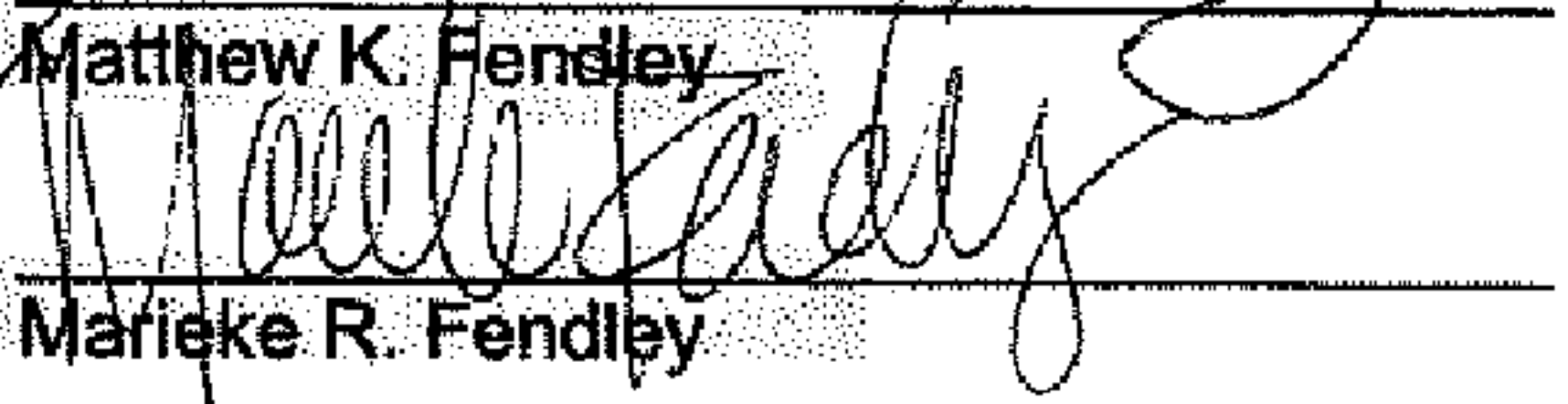
Lot 33, according to the Map and Survey of Davenport Section 2, Phase 2, recorded in Map Book 29, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

One Hundred Thirty-Eight Thousand Eight Hundred Seventeen And No/100 Dollars (\$138,817.00) 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.

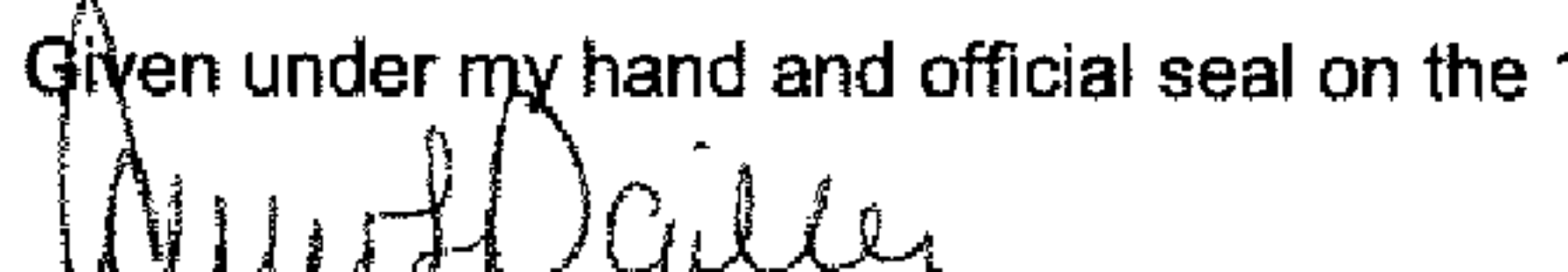
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on August 1, 2016.

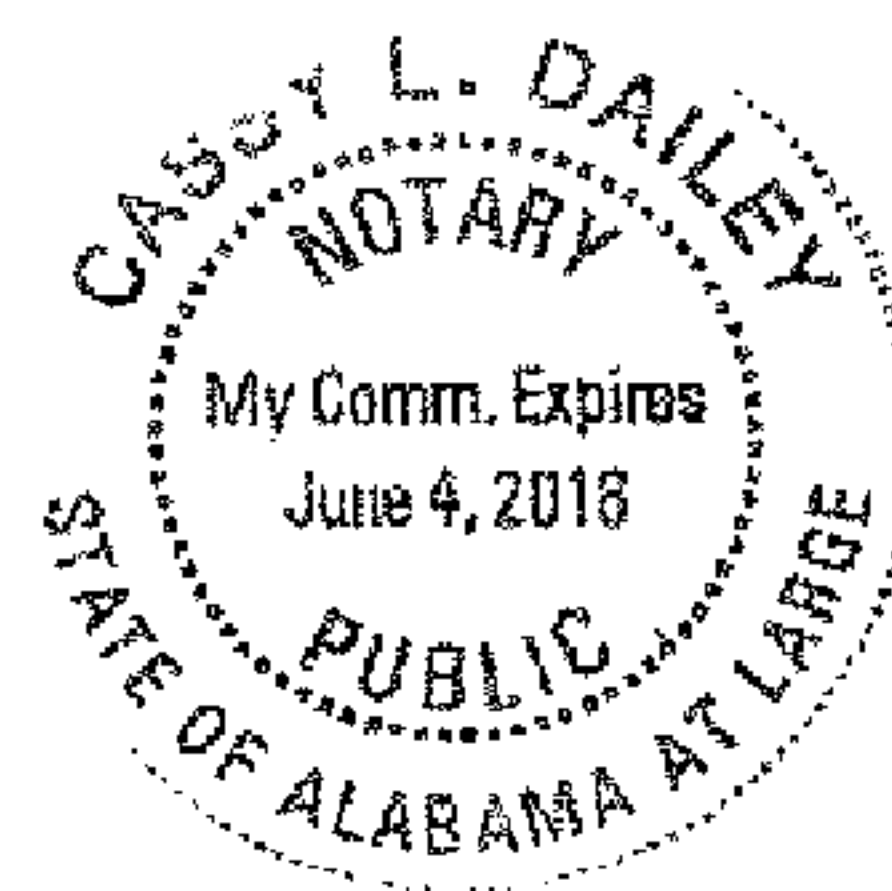
  
Matthew K. Fendley  
  
Marieke R. Fendley

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew K. Fendley and Marieke R. Fendley, 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 1st day of August, 2016.

  
Notary Public  
My commission expires: 6/14/18



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

Grantor's Name	Matthew K. Fendley and Marieke R. Fendley	Grantee's Name	Danielle N. Hinson
Mailing Address	940 Daventry Trl Calera, AL 35040	Mailing Address	1420 Smithfield Forest Ln Pleasant Grove, AL 35127
Property Address	940 Daventry Trl Calera, AL 35040	Date of Sale	August 1, 2016
		Total Purchase Price	\$135,000.00
		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 - Matthew K. Fendley and Marieke R. Fendley, 940 Daventry Trl, Calera, AL 35040.

Grantee's name and mailing address - Danielle N. Hinson, 1420 Smithfield Forest Ln, Pleasant Grove, AL 35127.

Property address - 940 Daventry Trl, Calera, AL 35040

Date of Sale - August 1, 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).

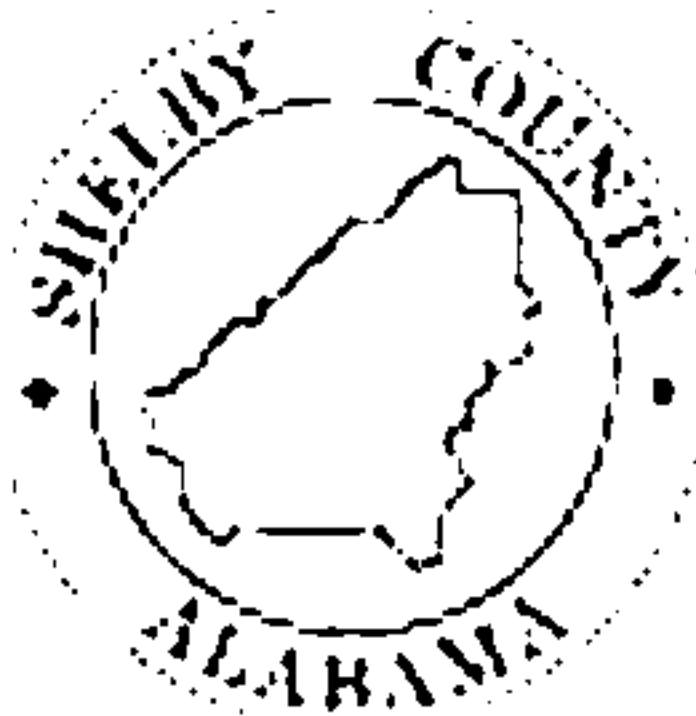
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: August 1, 2016

Haley Taylor

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/02/2016 01:22:37 PM  
\$19.00 DEBBIE  
20160802000273020