

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Danielle M. Depinto
200 Hidden Creek Drive
Pelham, AL 35124

20160810000284050

STATE OF ALABAMA
COUNTY OF SHELBY

08/10/2016 08:24:50 AM
DEEDS 1/2

Know All Men by These Presents: That in consideration of **One Hundred Thirty-Four Thousand and no/100 Dollars (\$134,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **ASHLEY THOMAS**, an **unmarried woman** (herein referred to as Grantor) grant, bargain, sell and convey unto **DANIELLE M. DEPINTO** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 123, according to the Survey of Hidden Creek III, Phase I, as recorded in Map Book 26, Page 13, in the Probate Office of Shelby County, Alabama.

Subject property is one and the same as previously conveyed by Deeds recorded in Inst. No. 2009-369910, Inst. No. 2004-30700 and Inst. No. 2002-54315.

Ashley Thomas is one and the same person as Ashley K. Hall.

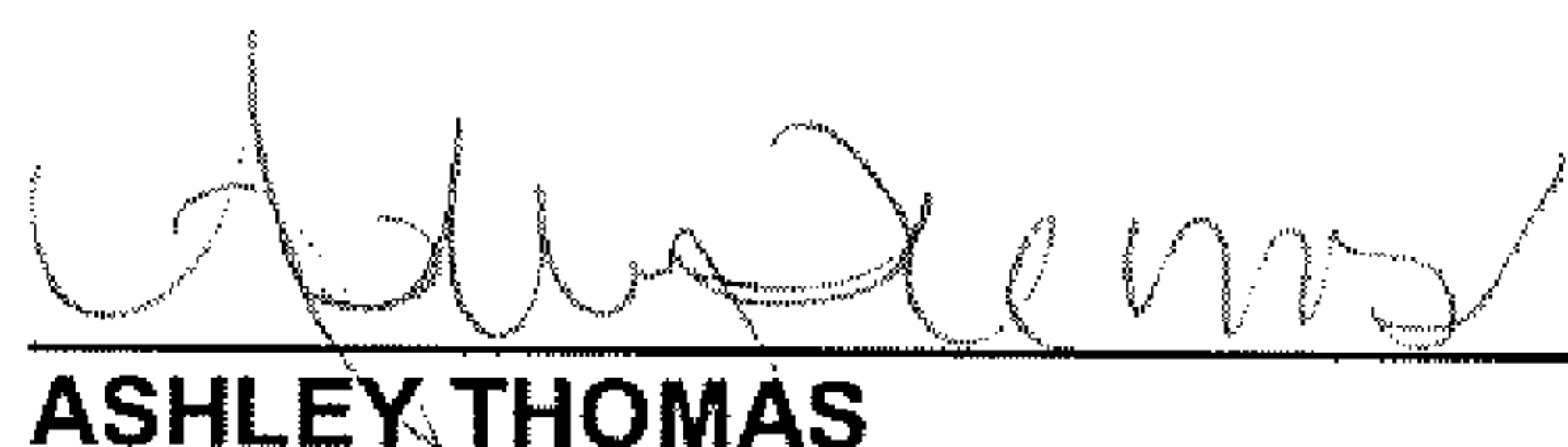
Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$131,572.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 24th day of June, 2016.



ASHLEY THOMAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **ASHLEY THOMAS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017



Notary Public
My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ashley Thomas
Mailing Address 1701 1st Ave S, Apt 504
Birmingham, AL 35233

Grantee's Name Danielle M. Depinto
Mailing Address 200 Hidden Creek Dr
Pelham, AL 35124

Property Address 200 Hidden Creek Dr
Pelham, AL 35124

Date of Sale 06/24/2016
Total Purchase Price \$ 134,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

20160810000284050 08/10/2016 08:24:50 AM DEEDS 2/2

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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).

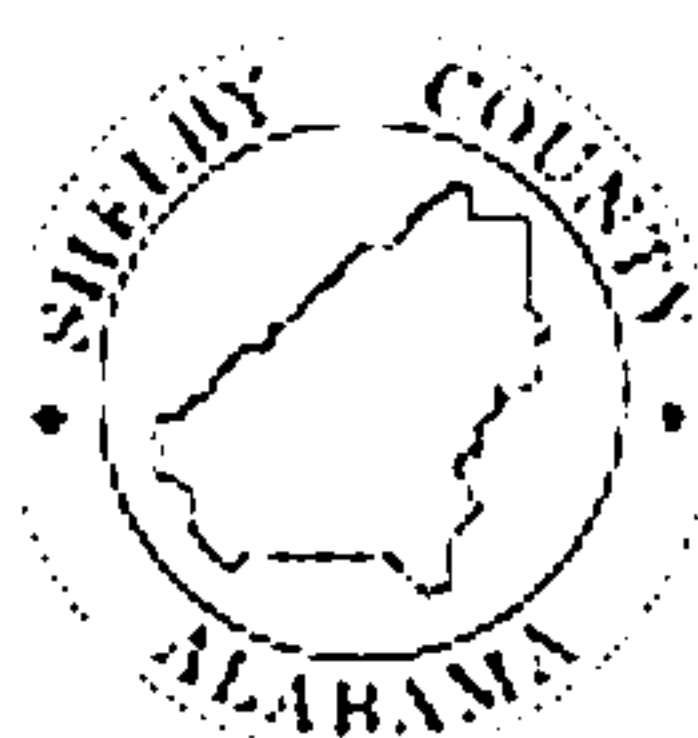
Date _____

Print B. CHRISTOPHER BATTLES

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/10/2016 08:24:50 AM
\$20.50 CHERRY
20160810000284050

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text of the county clerk's office.