

This instrument was prepared without benefit of title evidence by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned John Lamar Hinds and wife, Joann A. Hinds (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Donna Jo Phillips (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1 of the Hinds-Phillips Subdivision, recorded in Map Book 46, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to easements, covenants, conditions, exceptions, rights of way, and encumbrances of record.

Fannie Thompson Hinds who held a life interest in the above described real property died on December 26, 2012.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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 GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/26/2016
State of Alabama
Deed Tax: \$39.50


20160926000350920 1/3 \$60.50
Shelby Cnty Judge of Probate, AL
09/26/2016 10:12:27 AM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
_____ day of September, 2016.

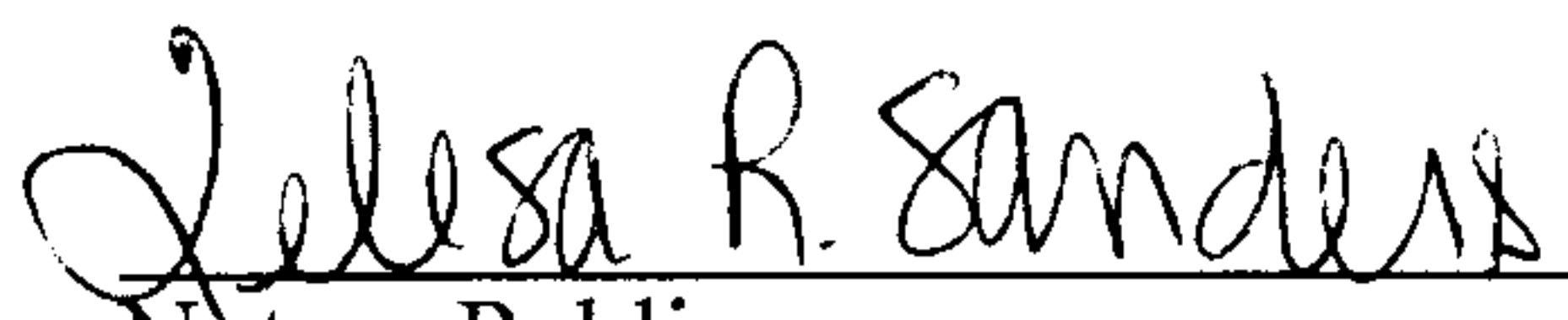

John Lamar Hinds


Joann A. Hinds

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Lamar Hinds and Joann A. Hinds, 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 this 19th day of September, 2016.


Notary Public

MY COMMISSION EXPIRES
NOVEMBER 20, 2019


20160926000350920 2/3 \$60.50
Shelby Cnty Judge of Probate, AL
09/26/2016 10:12:27 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name John Lamar Hinds &
Mailing Address Joann A. Hinds
124 Brent Way
Alabaster, AL 35007

Grantee's Name Donna Jo Phillips
Mailing Address 7900 County Rd 62 E
Vincent, AL 35178

Property Address County Hwy 62 E
Vincent, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 39,420

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 - 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 9-19-16

Print John Lamar Hinds

☒ Unattested Delesa R Sander
(verified by)

Sign John Lamar Hinds
(Grantor/Grantee/Owner/Agent) circle one



20160926000350920 3/3 \$60.50
Shelby Cnty Judge of Probate, AL
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Form RT-1