
20161114000419020 1/3 \$46.50
Shelby Cnty Judge of Probate, AL
11/14/2016 01:52:25 PM FILED/CERT

Send Tax Bills To:
Tina Hughes
149 Sunset Lane
Calera, Alabama 35040

This Instrument Prepared by:
Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, **CHRISTIE N. WOFFORD**, an unmarried woman ("Grantor") does hereby grant, bargain, sell and convey unto **TINA HUGHES** ("Grantee"), and heirs, executors, administrators, successors and assigns, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

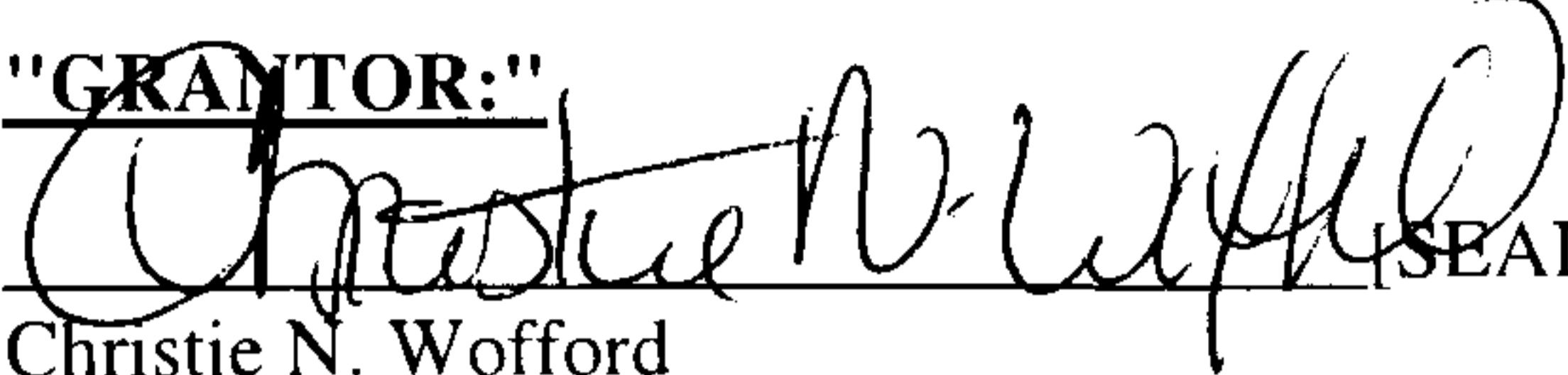
Lot 124, according to the Survey of Summerchase, Phase 3, as recorded in Map Book 25, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all covenants, conditions, restrictions, easements and mortgages of record.

TO HAVE AND TO HOLD to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee. And Grantor does for himself, and for the heirs, executors, administrators, successors and assigns of Grantor covenants with the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors, administrators, successors and assigns of Grantor shall warrant and defend the same to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee forever, against the lawful claims of all persons.

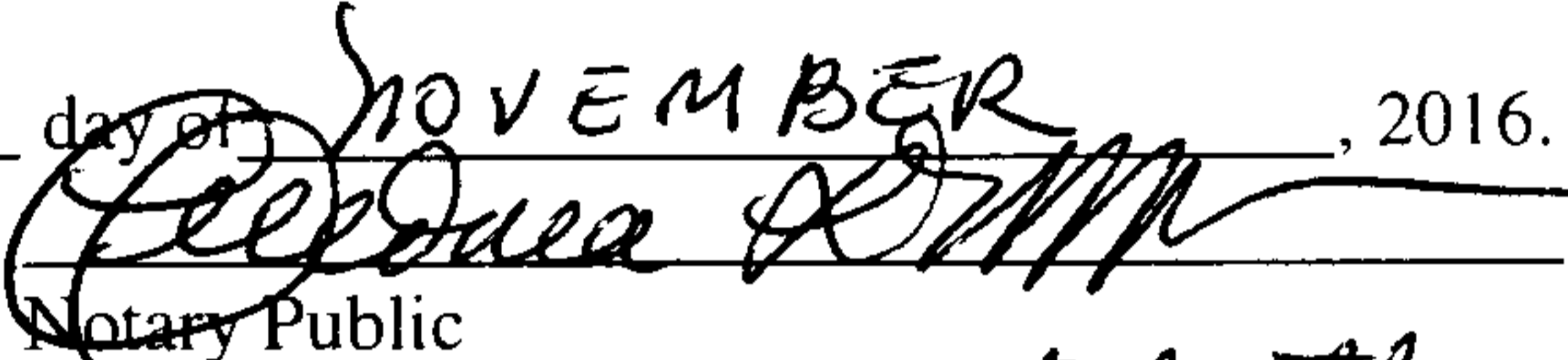
Shelby County, AL 11/14/2016
State of Alabama
Deed Tax: \$25.50

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of this 09 day of NOVEMBER, 2016.


"GRANTOR:"

Christie N. Wofford

STATE OF LOUISIANA)
PARISH OF JEFFERSON)

I, the undersigned, a Notary Public in and for said parish in said State, hereby certify that Christie N. Wofford, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 09 day of NOVEMBER, 2016.

Notary Public
My Commission Expires: at death




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Real Estate Sales Validation Form

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

Grantor's Name Christie N. Wofford
Mailing Address 4300 Beinville Street
New Orleans, LA 70119

Grantee's Name Tina Hughes
Mailing Address 149 Sunset Lane
Calera, AL 35040

Property Address 149 Sunset Lane
Calera, AL 35040

Date of Sale November 10, 2016
Total Purchase Price \$ 126,500.00
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 - 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 11-10-16
Unattested
Print Jeffrey N. Seckel
Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form