

20161207000447220
12/07/2016 02:27:28 PM
DEEDS 1/3

This instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Michael W. Watson

536 Cahaba River Parc
Birmingham, AL 35243

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Sixty Eight Thousand Dollars and No Cents (\$168,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Lutrelle K. Hinton, an unmarried woman, whose mailing address is 7314 N Buft Dr., Tuscaloosa, AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael W. Watson, whose mailing address is 536 Cahaba River Parc, Birmingham, AL 35243** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **3030 Old Stone Drive, Birmingham, AL 35242**; to wit;

35400

LOT 10A, BLOCK 1, ACCORDING TO THE RESURVEY AND SUBDIVISION OF LOTS 6, 7, 8, 9 AND 10, BLOCK 1 STONERIDGE, AS RECORDED IN MAP BOOK 7, PAGE 138, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$151,200.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Lutrelle K. Hinton is the surviving Grantee from that Deed recorded in Book 264, Page 367.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Restrictions and covenants appearing of record in Misc. Volume 20, Page 307 and Misc. Volume 17, Page 865.

Right-of-way granted to Alabama Power Company recorded in Volume 308, Page 191.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of November, 2016.

Lutrelle K. Hinton, By: David Hinton, attorney in fact
Lutrelle K. Hinton, By: David Hinton, Attorney in Fact

State of Alabama

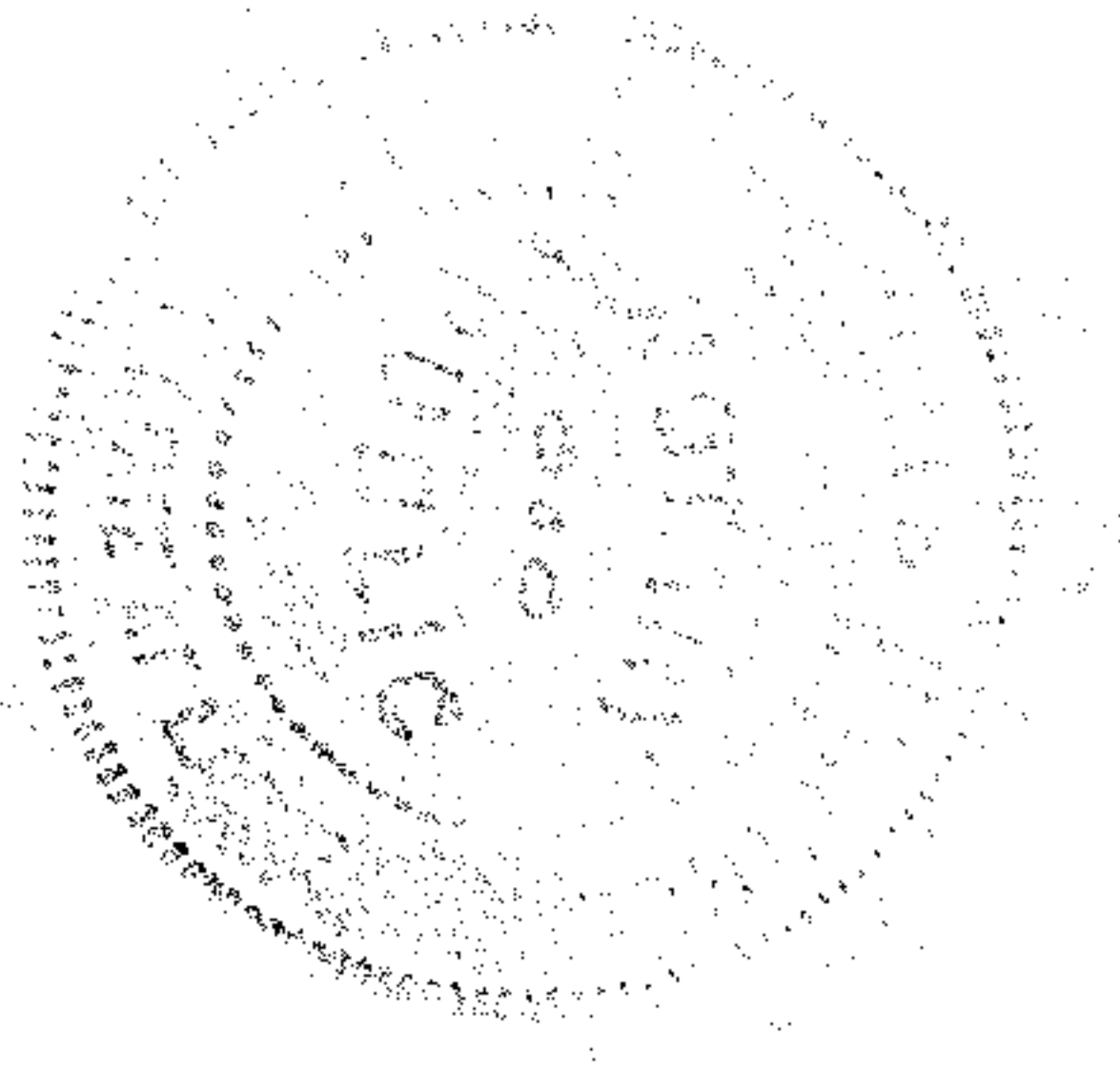
Tuscaloosa County

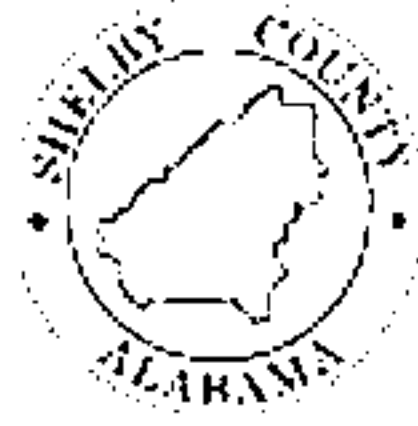
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that David Hinton whose name as Attorney in Fact for Lutrelle K. Hinton, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on November 30, 2016.

Michelle Threlkeld
Notary Public

My commission expires: 10-08-2018





Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/07/2016 02:27:28 PM
\$38.00 CHERRY
20161207000447220

Real Estate Sales Validation Form

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

Grantor's Name	<u>Lutrelle K. Hinton</u>	Grantee's Name	<u>Michael W. Watson</u>
Mailing Address	<u>7314 N. Bluff Dr.</u>	Mailing Address	<u>536 Cahaba River Parc</u>
	<u>Tuscaloosa</u>		<u>Birmingham, AL 35243</u>
	<u>AL 35406</u>		
Property Address	<u>3030 Old Stone Drive</u>	Date of Sale	<u>December 01, 2016</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$168,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 of 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 November 30, 2016

Unattested

(verified by)

Print Lutrelle K. Hinton

Sign Lutrelle K. Hinton, By: David Hinton, attorney in fact
(Grantor/Grantee/Owner/Agent) circle one