

This instrument was prepared by:

Roy J. Brown, Attorney at Law
2230 3rd Avenue North
Birmingham, AL. 35203

SEND TAX NOTICE TO:

Karen Hagy, Randy Cleve Fincher,
Robert Taylor Fincher, Jr., Rodney
Allen Fincher and Ronald Eugene
Fincher
6922 Lyndon Drive
Birmingham, AL 35242

WARRANTY DEED WITHOUT SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY


20170214000054540 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
02/14/2017 04:07:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration of the Court's Decree on Final Settlement in the Estate of Mable Lucille Fincher, bearing Case Number: PR2013-000422 in the Probate Court of Shelby County, Alabama, the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Karen Hagy, Administratrix of the Estate of Mable Lucille Fincher (herein referred to as grantor) do grant, bargain, sell and convey unto Karen Hagy, Randy Cleve Fincher, Robert Taylor Fincher, Jr., Rodney Allen Fincher, and Ronald Eugene Fincher (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 18, Range 1 West, described as: Begin at the SE corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section, run North along quarter section line 280 feet to point of beginning; thence in same direction 300 feet; thence in a westerly direction and parallel with the South boundary of said quarter section 100 feet; thence run South and parallel with the East boundary to point directly West of point of beginning; run East and parallel with South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section to point of beginning being a strip 100 feet East and West and 300 feet North and South. Situated in Shelby County, Alabama.

Subject to: All recorded liens of record.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrator 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(s) and seal(s), this 14th day of February, 2017.

WITNESS:

Ray A. Brown

Karen Hagy
Karen Hagy, Administratrix of the
Estate of Mable Lucille Fincher

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Hagy, Administrator of the Estate of Mable Lucille Fincher, 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14 day of February, 2017.

Benny E. Vick
Notary Public
My commission expires: 1/20/20



20170214000054540 2/3 \$25.00
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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 Estate of Mable Fincher
Mailing Address _____

Grantee's Name Karen Hagy
Mailing Address 1746 Magnolia Street
Gardendale, AL 35071

Property Address 6922 Lyndon Drive
Birmingham, AL 35242

Date of Sale 2/14/2017

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 75,000

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


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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 2/14/17

Print Roy J. Brown

Unattested

(verified by)

Sign

Roy J. Brown, Attorney

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1