

Send tax notice to:
Jerome Prince
1032 Meriweather Drive
Calera, AL 35040

STATE OF ALABAMA
Shelby COUNTY

20170303000074480
03/03/2017 11:33:46 AM
This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

PEL1700016

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) in hand paid to the undersigned, Mitchell L Hicks and Jennifer W Hicks, Husband and Wife, (hereinafter referred to as "Grantors"), by Jerome Prince (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Final Plat of The Meadows at Meriweather, Phase 2, as recorded in Map Book 35, Page 84, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

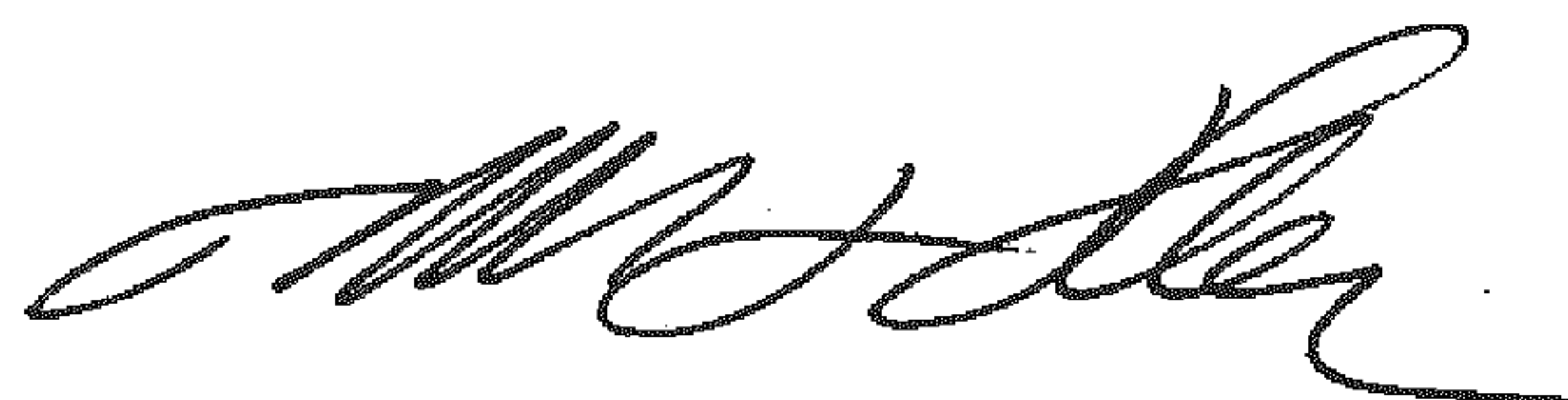
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$127,546.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

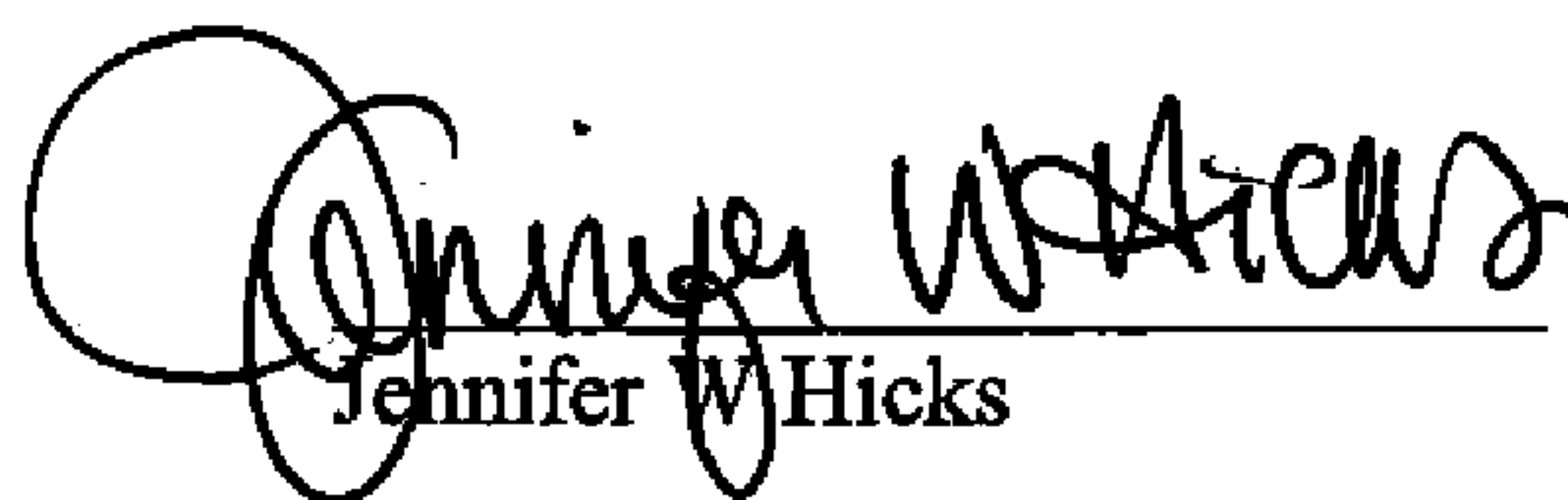
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 27th day of February, 2017.



Mitchell L Hicks

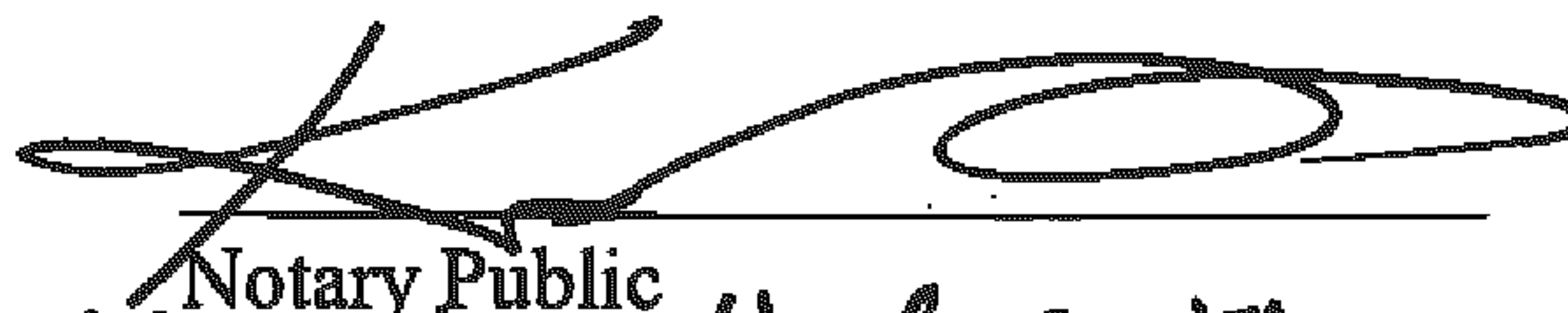
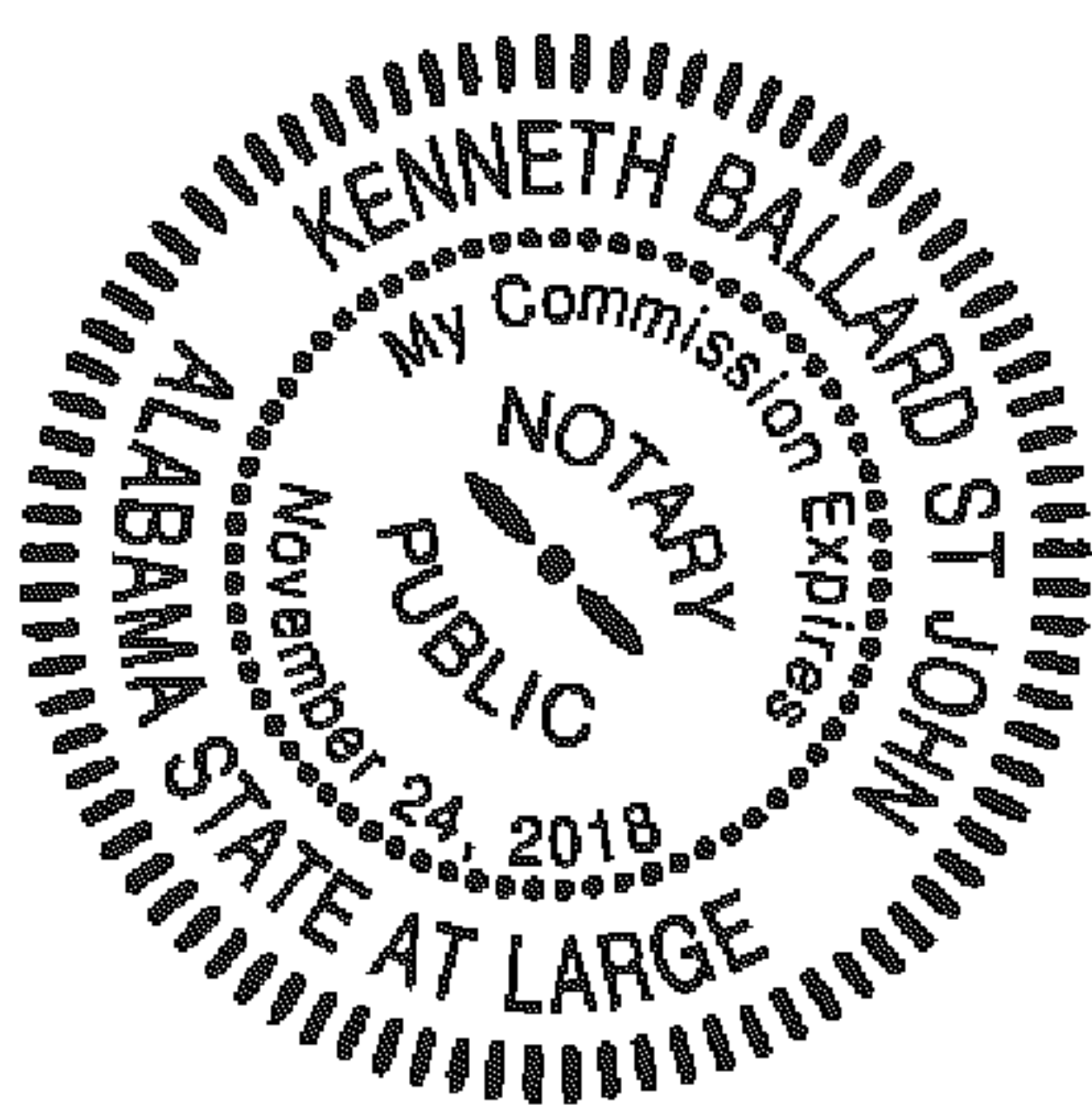


Jennifer W Hicks

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mitchell L Hicks and Jennifer W Hicks, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of February, 2017.



Notary Public

Print Name: Kenneth Ballard St John

Commission Expires:

11/24/2018

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Mitchell L Hicks
345 Deer Ridge Ln
Chickadee AL 35043

Grantee's Name
Mailing Address

Jerome Prince
1032 Meridian Dr
Calhoun AL 35040

Property Address

1032 Meridian Dr
Calhoun AL 35040

Date of Sale

2/27/17

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

20170303000074480 03/03/2017 11:33:46 AM DEEDS 3/3

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 2/27/17

Unattested

(verified by)

Print

Kenneth B. St. John

Sign

[Signature]

(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
03/03/2017 11:33:46 AM
\$23.50 CHERRY
20170303000074480

[Signature]