

This instrument was prepared without benefit of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

PREPARED BY:
VICKI N. SMITH, ATTORNEY
POST OFFICE BOX 250
COLUMBIANA, ALABAMA 35051
(205) 669-4481

SEND TAX NOTICE TO: JERRY ROY HICKS
127 Moores Spring Road
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars and 00/100 Dollars (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, KENNETH WAYNE HICKS, an unmarried man, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto JERRY ROY HICKS (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Surface rights only to lot and house thereon: .55 of one acre more or less in the N.E. ¼ of N.W. ¼ of Section 5, Township 22 South-Range 3 West. Begin at a point 505.6 ft. South and 1632.6 ft. East of the N.W. corner of above section. Run N. 47° 32' E. 116.2 ft. thence N. 42° 28' W. 224.5 ft. thence in a southwesterly direction 120.0 ft. along the south side of public road, thence S. 42° 28' E. 195.8 ft. to point of beginning. Situated in Shelby County, Alabama.

The above described property is not the homestead of Kenneth Wayne Hicks.

Jerry Roy Hicks and Kenneth Wayne Hicks are the surviving children and are the only children of Roy Hicks, who died on April 30, 1969, and Gladys Marie Hicks a.k.a. Gladys Reach, who died on September 19, 2016.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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 administrators 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, we have hereunto set our hands and seals, this 19 day of January, 2017.

WITNESS:

Vonna L. Moxley

Kenneth Wayne Hicks
KENNETH WAYNE HICKS

STATE OF KENTUCKY)
Crittenden COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH WAYNE HICKS, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of January, 2017.

Stephanie Martin, NP
Notary Public
My Commission Expires: 12/14/20

Real Estate Sales Validation Form

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

Grantor's Name Kenneth Wayne Hicks
Mailing Address * 819 Terrace Dr.
Marion, Ky 42064

Grantee's Name Jerry Roy Hicks
Mailing Address 127 Mosses Spring Road
Montevallo, AL 35115

Property Address 31 Cardinal Street
Montevallo AL 35115

* Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 23,620.00 (1/2 \$11,810.00
owner)

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 Assessor's Market Value

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 _____

Print Jerry Roy Hicks

☒ Unattested

Sign Jerry Roy Hicks

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

