

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

20170309000080230 1/2 \$33.00
Shelby Cnty Judge of Probate, AL
03/09/2017 08:32:35 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF **Fifteen Thousand Dollars and 00/100 (\$15,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Brandy G. Bailey**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Wesley Hicks**, a single man (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**:

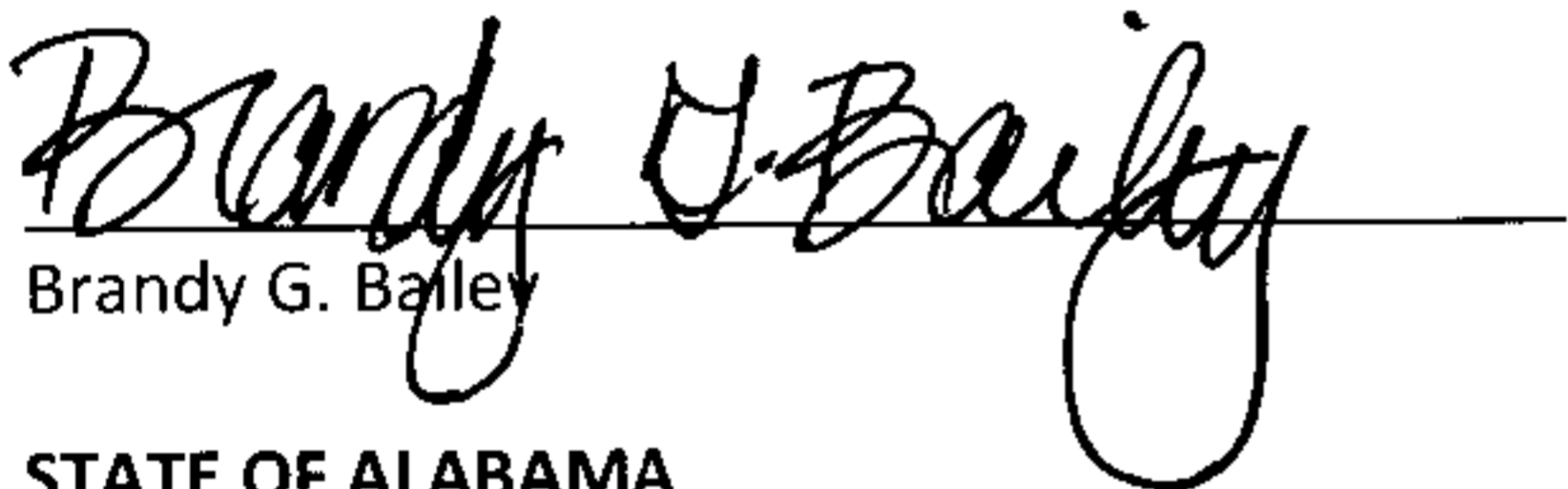
Description; Parcel # 58-29-06-24-0-001-017.002. Being more particularly described as follows:

Begin at the Northeast corner of Block 5, Safford's Map of the Town of Shelby; run West along North line of said Block 5 for 100 feet to a point of beginning; thence continue West 100 feet; thence turn an angle to the left of 90 deg. and run South 100 feet; thence turn an angle of 90 deg. to the left and run East 100 feet; thence turn an angle to the left of 90 deg. and run North 100 feet to the point of beginning. Situated in Shelby County, Alabama.

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

And, I do for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above, that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

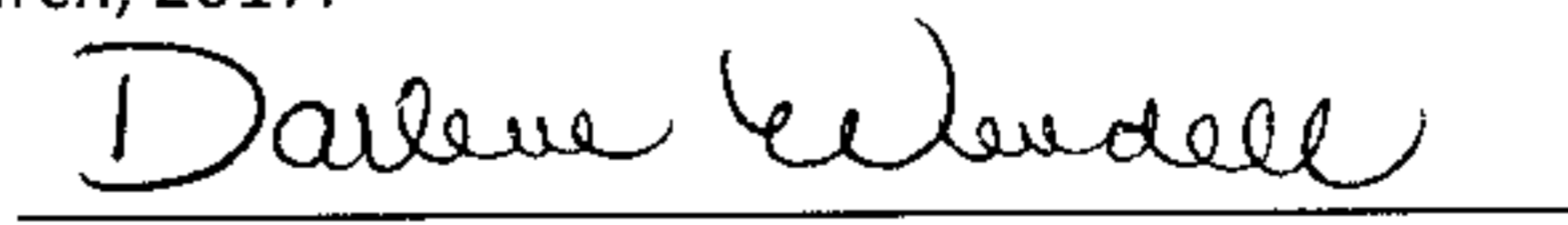
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of March, 2017.


Brandy G. Bailey

STATE OF ALABAMA
CHILTON COUNTY

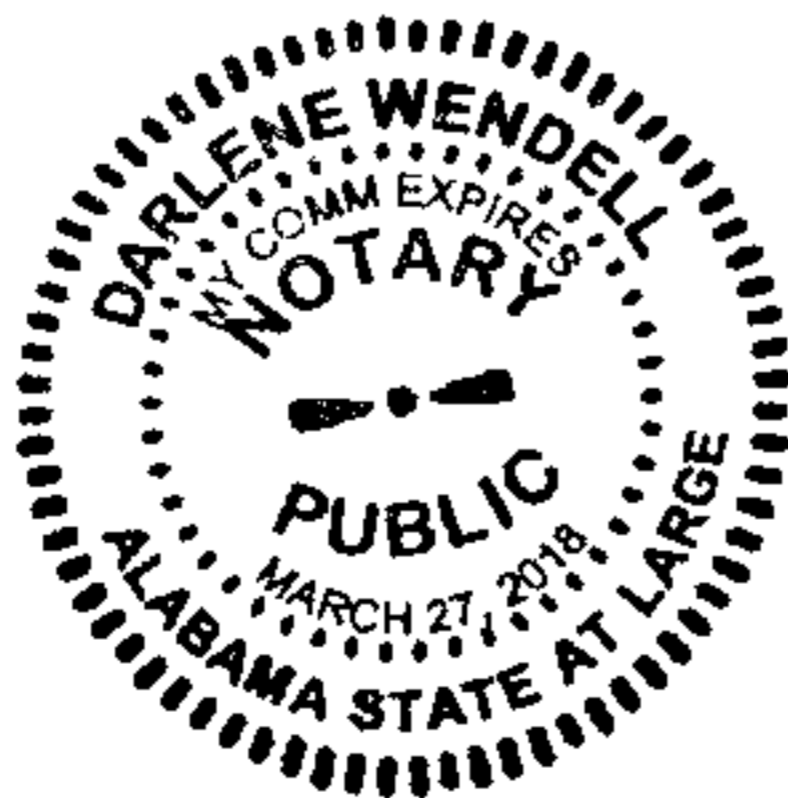
I, the undersigned, hereby certify that, Brandy G. Bailey, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1st day of March, 2017.


NOTARY PUBLIC
My Commission Expires: 3-27-18

SEND TAX NOTICE TO:

Wesley Hicks
8631 AL Hwy 22
Maplesville, AL 36750



PREPARED BY:

Wesley Hicks
8631 AL Hwy 22
Maplesville, AL 36750

Shelby County, AL 03/09/2017
State of Alabama
Deed Tax: \$15.00

Real Estate Sales Validation Form

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

Grantor's Name Brandy G. Bunley
Mailing Address _____

Grantee's Name Wesley Hicks
Mailing Address 8631 AL Hwy 22
Maplesville, AL 36750

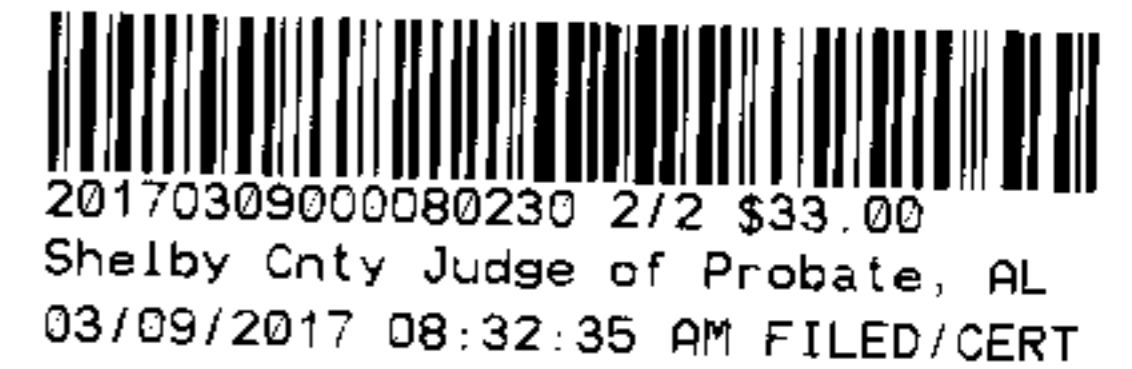
Property Address 393 Highway 307
Shelby, AL 35143

Date of Sale 3-1-17
Total Purchase Price \$ 15,000.00
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 - Deed



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 3-8-17

Print Wesley Hicks

Unattested

Sign [Signature]

(verified by)

(Grantor Grantee Owner/Agent) circle one