

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
James Castleberry  
7301 Hwy 62  
Vincent, AL 35178

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Twenty Six Thousand and no/00 Dollars (\$26,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John Lamar Hinds and wife, Joann A. Hinds, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **James Castleberry, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

Lots 1, 2, 3, 4, 5, 6, 8, 9, 16, 17, 18, 19, 20, 21, 22, 23, 24 of Block 16;  
all as shown on the Map of Arkwright Subdivision, in Map Book 3, Page 5 in the Probate Office of Shelby County, Alabama.

ALSO, a 20 foot strip lying between Lots 16 through 24 of Block 16, and Lots 1, 2, 3, 4, 5, 6, 8 and 9, as shown on the Map of Arkwright Subdivision in Map Book 3, Page 5 in the Probate Office of Shelby County, Alabama.

Also subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Grantor, Fanny Hinds who had a Life Estate in deed recorded in Inst. # 20040408000182640 is now deceased.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 24 day of March, 2017.

John Lamar Hinds  
John Lamar Hinds

Joann A. Hinds  
Joann A. Hinds

By: Leslie H. Tyler, Agent  
Leslie H. Tyler, as Agent

By: Leslie H. Tyler, Agent  
Leslie H. Tyler, as Agent

STATE OF Tennessee  
COUNTY OF Hamilton

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leslie H. Tyler, as Agent for John Lamar Hinds and Joann A. Hinds, who 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 in her capacity as Agent, on the day the same bears date.

Given under my hand and official seal this 24 day of March, 2017.

My Commission Expires: 12-8-2019

[Signature]  
Notary Public

  
20170403000111670 1/2 \$44.00  
Shelby Cnty Judge of Probate: AL  
04/03/2017 02:28:08 PM FILED/CERT

Shelby County, AL 04/03/2017  
State of Alabama  
Deed Tax: \$26.00

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : John Lamar Hinds & Joann A. Hinds  
Mailing Address 124 Brent Way  
Alabaster, AL 35007

Grantee's Name: James Castleberry  
Mailing Address: 7301 Hwy 62  
Vincent, AL 35178

Property Address: 7301 Hwy 62  
Vincent, AL 35178

Date of Sale 3-29-17  
Total Purchase Price \$ 26,000.00

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 -

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 3-29-17

Sign Jim Castleberry  
(Grantor/Grantee/Owner/Agent) circle one  
Print James Castleberry

☐ Unattested

\_\_\_\_\_  
(Verified by)

