

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Darlene D. Hampton**  
608 Kirkwall Lane  
Pelham, AL 35124

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND TEN DOLLARS and NO/00 (\$137,010.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Isolde Hyde, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Darlene D. Hampton (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*Lot 102, according to the Survey of Savannah Pointe Sector 11, Page 111, as recorded in Map Book 29, Page 45, in the Probate Office of Shelby County, Alabama.*

**SUBJECT TO:**

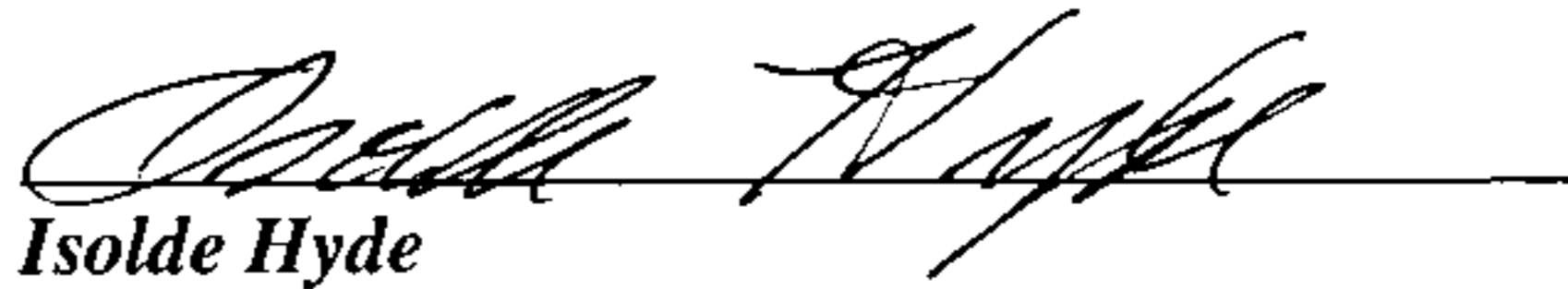
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

Franklin D. Hyde, the other Grantee in that certain Deed recorded in Instrument #20021021000514620, is deceased having died on or about October 30, 2016.

**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 8<sup>th</sup> day of May, 2017.

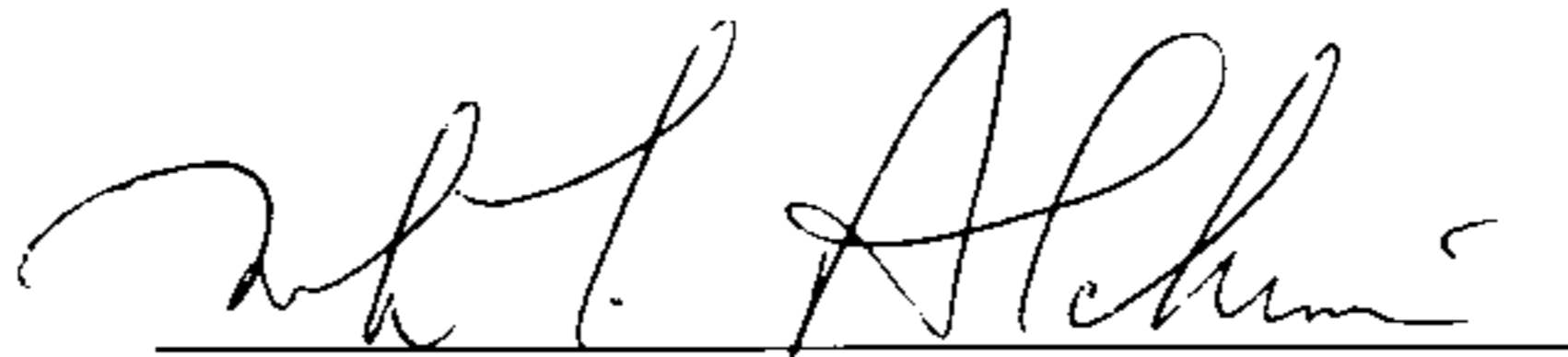
  
*Isolde Hyde*

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

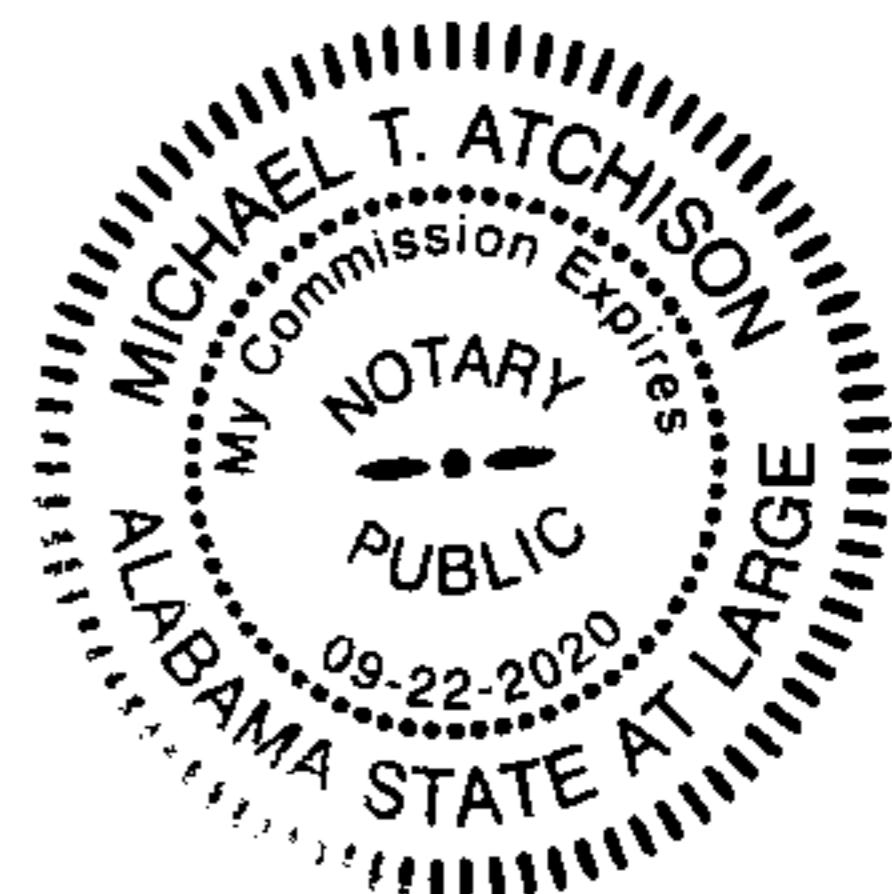
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Isolde Hyde**, whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of May, 2017.

  
20170515000167330 1/2 \$155.50  
Shelby Cnty Judge of Probate, AL  
05/15/2017 01:42:11 PM FILED/CERT

  
Notary Public  
My Commission Expires: 09/22/20

Shelby County, AL 05/15/2017  
State of Alabama  
Deed Tax: \$137.50



Real Estate Sales Validation Form

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

Grantor's Name Tsolde Hyde  
Mailing Address 924 Savannah Lane  
Calera, AL 35040

Grantee's Name Darlene D. Hampton  
Mailing Address 1008 Kirkwall Lane  
Pelham, AL 35124

Property Address Lot 102  
Savannah Pointe  
Calera, AL 35040

Date of Sale 5/8/17  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 137,010.00

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 tax value

If the conveyance document presented for recordation contains all of the required information as evidenced above, the filing of this form is not required.



20170515000167330 2/2 \$155.50  
Shelby Cnty Judge of Probate, AL  
05/15/2017 01:42:11 PM FILED/CERT  
BY PERSONS CONVEYING INTEREST

Instructions

Grantor's name and mailing address - provide the name of the person 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 5/8/17

Print Tsolde Hyde

AC  
Unattested (verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one