

**WARRANTY DEED**

20170516000168810  
05/16/2017 09:07:54 AM  
DEEDS 1/4

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, we, **BRADLEY S. HINSCH and wife, JACQUELINE R. HINSCH**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **Bradley S. Hinsch and Jacqueline R. Hinsch, Trustees of the Hinsch Living Trust dated April 28, 2017**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

**Lot 1680, Strathaven, Phase IV, in Ballantrae, as recorded in Map Book 43, Page 38, in the Probate Office of Shelby County, Alabama.**

**Subject to mineral and mining rights if not owned by Grantor.**

**Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.**

**Source of Title: Instrument # 20140331000088720**

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees, its successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantees, its successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, its successors and assigns, forever, against the lawful claims of all persons.

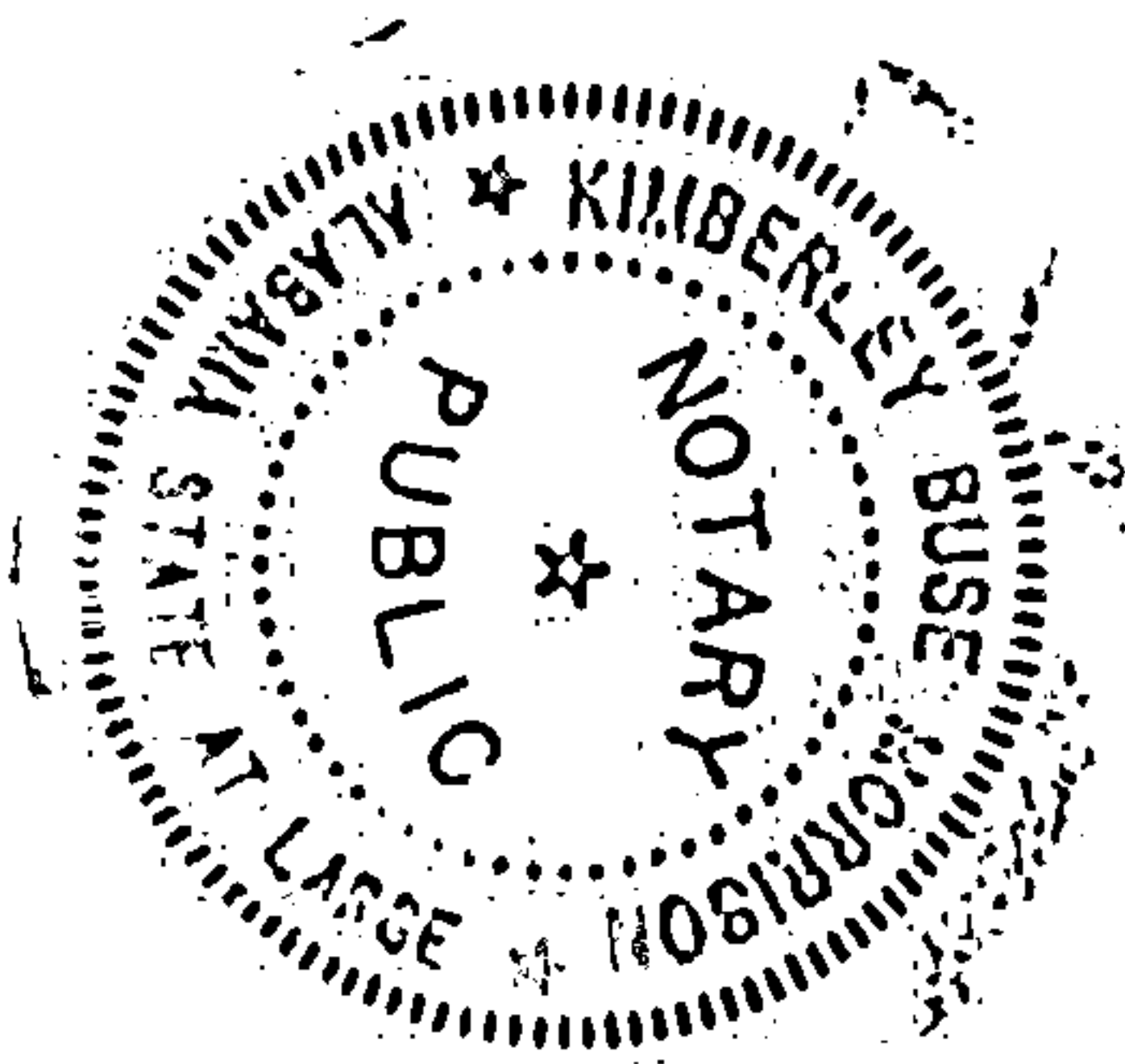
**IN WITNESS WHEREOF**, we have hereunto set my hands and seals, this 11th day of May 2017.


  
\_\_\_\_\_(SEAL)  
**BRADLEY S. HINSCH**

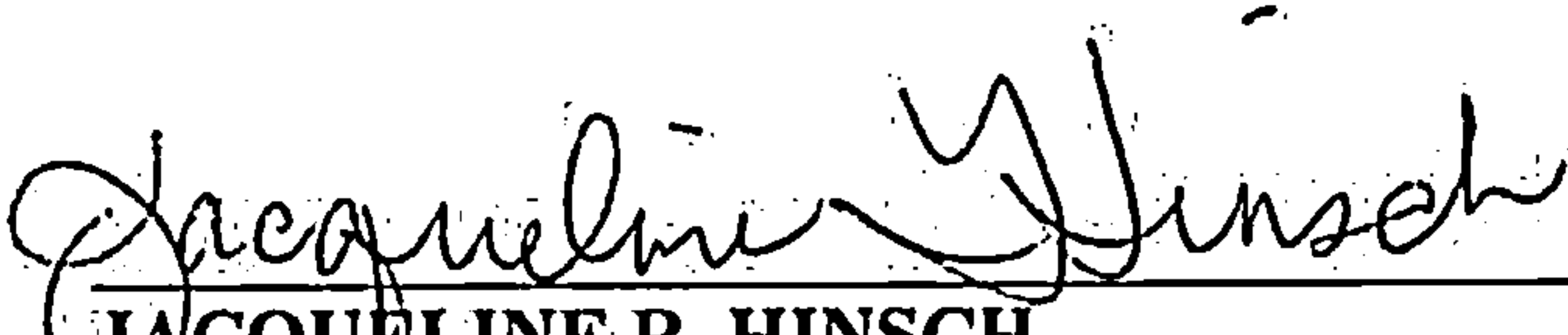
**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **BRADLEY S. HINSCH**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of May, 2017.



  
\_\_\_\_\_  
Notary Public  
Expires: 11/10/2019

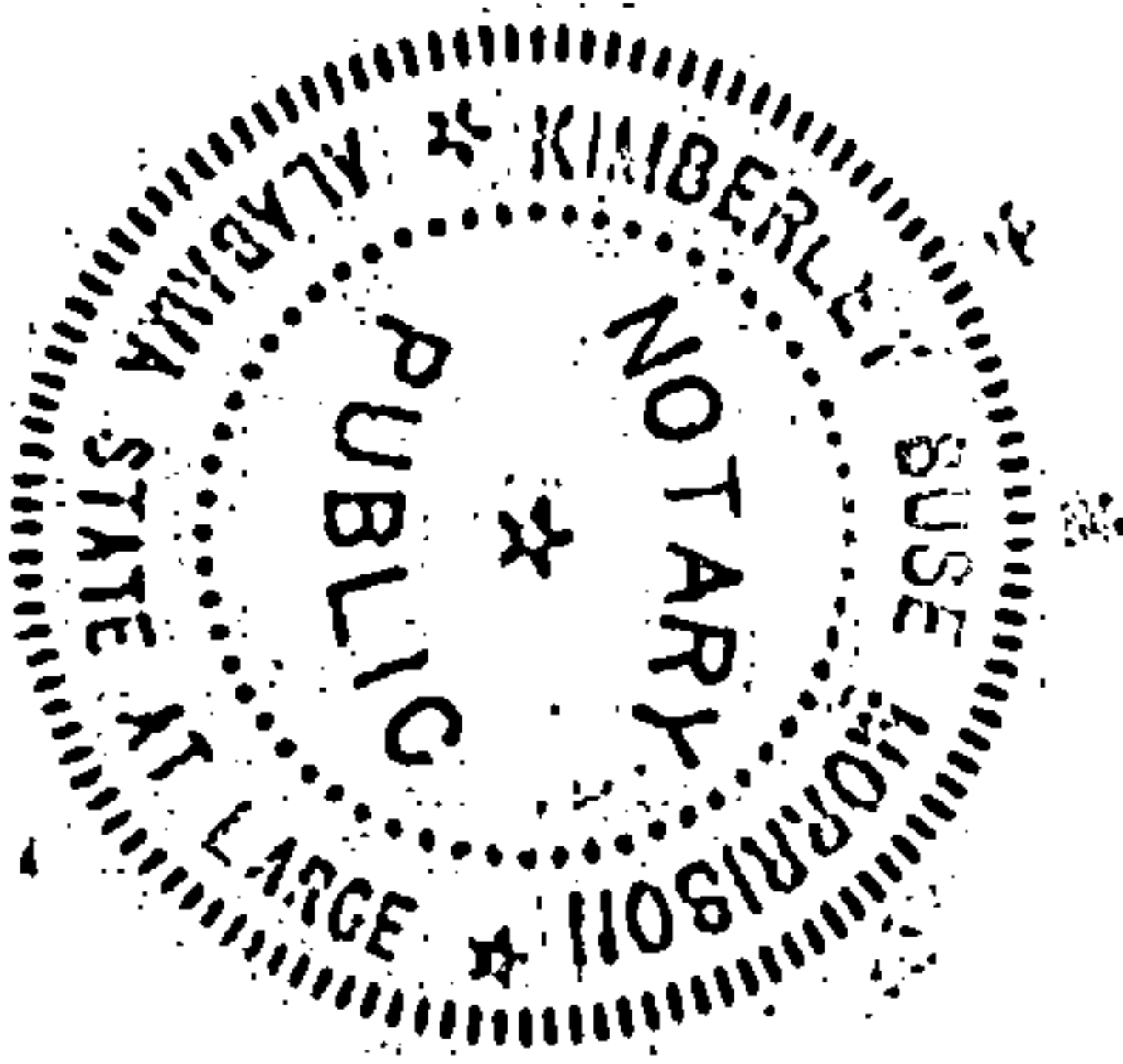
  
\_\_\_\_\_(SEAL)  
**JACQUELINE R. HINSCH**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JACQUELINE R. HINSCH**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of May, 2017.



*Kimberley Buse Momin*  
Notary Public  
Expires: 11/06/2019

This Instrument was Prepared By:  
**BRADFORD & HOLLIMAN, LLC**  
Melanie B. Bradford  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281  
Fax: (256) 259-3302

Shelby County Assessor's Appraised Value: \$304,700  
Parcel #: 14 8 27 4 008 012.000

## Real Estate Sales Validation Form

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

Grantor's Name	<u>Bradley S. &amp; Jacqueline R. Hinsch</u>	Grantee's Name	<u>Bradley S. Hinsch</u>
Mailing Address	<u>375 Strathaven Drive</u>	Mailing Address	<u>Jacqueline R. Hinsch</u>
	<u>Pelham, AL 35124</u>		<u>Trustees, Hinsch Living Trust</u>
			<u>375 Strathaven Drive</u>
			<u>Pelham, AL 35124</u>
Property Address	<u>375 Strathaven Drive</u>	Date of Sale	
	<u>Pelham, AL 35124</u>	Total Purchase Price \$	
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ <u>304,700</u>

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
 ☐ Appraisal  
☐ Sales Contract
 ☒ Other Assessor's Market Value  
☐ Closing Statement

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 5/4/17Print Melanie B. Holliman

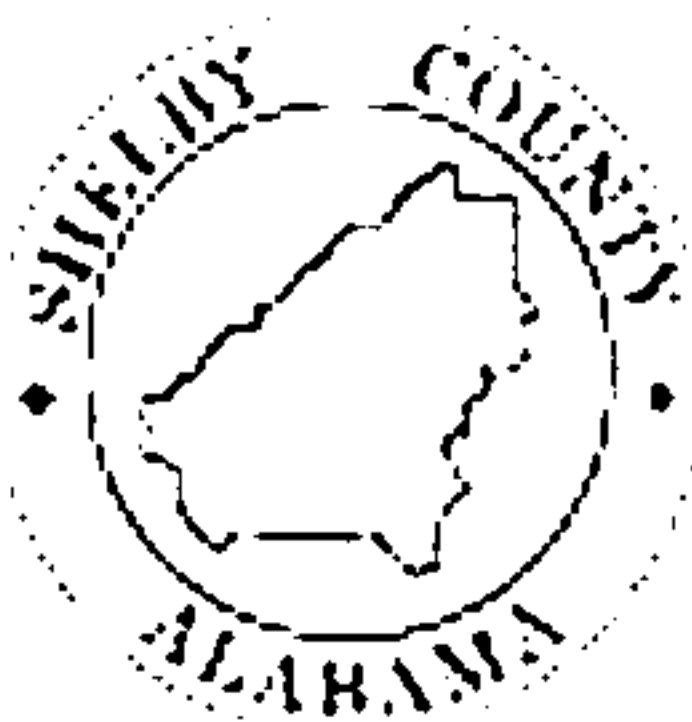
Unattested

Sign

(verified by)

(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  
 05/16/2017 09:07:54 AM  
 \$329.00 CHERRY  
 20170516000168810