

Send tax notice to:  
Leslie Anne Hollingsworth  
2170 Indian Crest Drive  
Indian Springs, AL 35124

**PEL170025**  
This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

20170530000185810  
05/30/2017 08:25:22 AM  
DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00) in hand paid to the undersigned, **Leslie Kathryn Hollingsworth a/k/a Kathy Hollingsworth, an unmarried woman** (hereinafter referred to as "Grantor"), by **Leslie Anne Hollingsworth** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama more particularly described as follows:

Begin at the SE corner of said 1/4-1/4 section and run West along the South boundary thereof for a distance of 431.90 feet; thence turn an angle to the right of 44 deg. 26 min. 57 sec. and run in a Northwesterly direction for a distance of 306.70 feet to the Southeast boundary of Indian Crest Drive; thence turn an angle to the right of 89 deg. 01 min. 04 sec. to tangent and run in an Northeasterly direction along said boundary and along a curve to the left, said curve having a central angle of 2 deg. 21 min. 12 sec. and a radius of 1890.85 feet for a distance of 77.66 feet to the end of said curve; thence continue in a Northeasterly direction for 192.89 feet; thence turn an angle to the right of 90 deg. 22 min. 52 sec. and run in a Southeasterly direction for a distance of 630.00 feet to the Point of Beginning of the property herein described, being situated in Shelby County, Alabama.

SUBJECT TO:

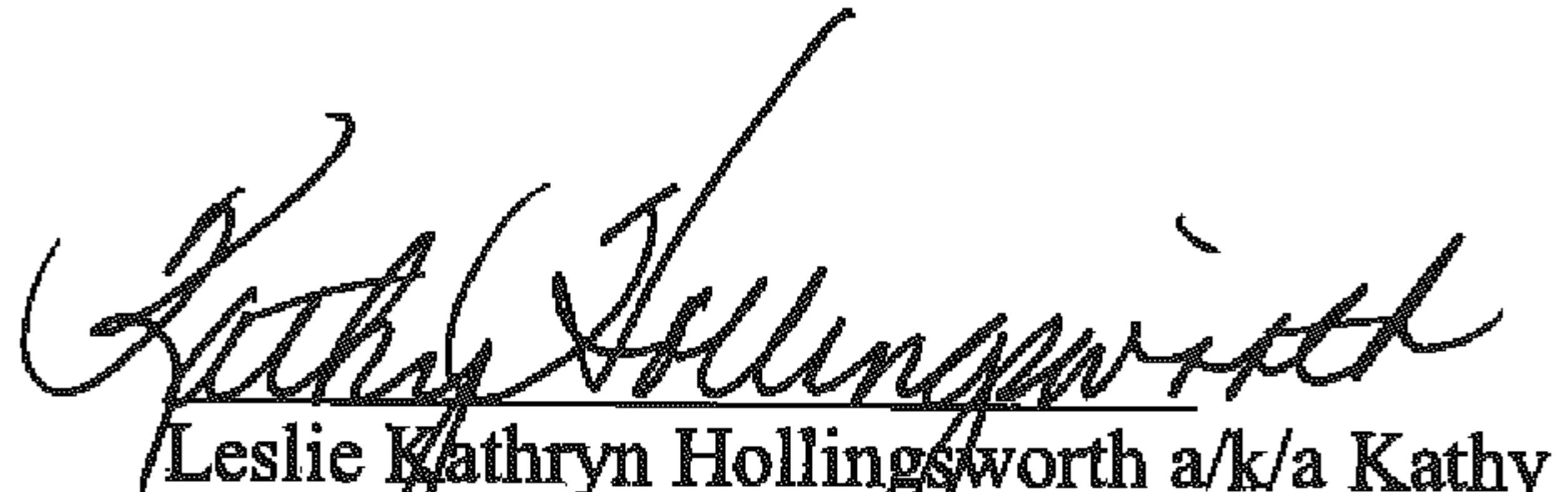
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

\$170,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 26th day of May, 2017.

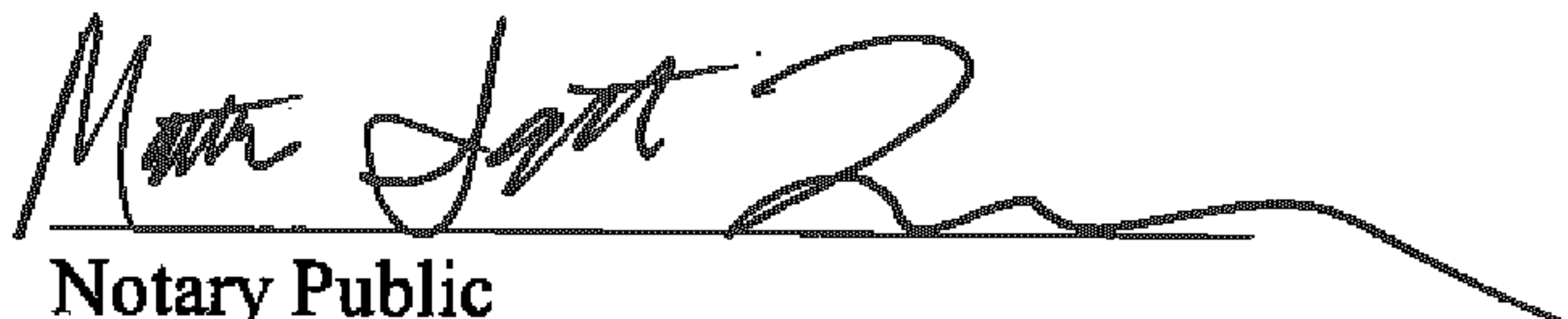
  
Leslie Kathryn Hollingsworth a/k/a Kathy  
Hollingsworth

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie Kathryn Hollingsworth a/k/a Kathy Hollingsworth, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 26 day of May, 2017.

(Notary Seal)

  
Notary Public  
Print Name:  
Commission Expires:



## Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

Leslie Kathryn Hollingsworth

Grantee's Name

Mailing Address

Leslie Anne Hollingsworth  
2170 Indian Creek Dr  
Indian Springs AL 35124

Property Address

2170 Indian Creek Dr  
Indian Springs AL 35124

Date of Sale

5/26/17

Total Purchase Price \$

325,000

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☐ Appraisal☒ Sales Contract☐ Other☒ 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

5/26/17

Print

Math Laurel

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/30/2017 08:25:22 AM  
\$176.00 DEBBIE  
20170530000185810