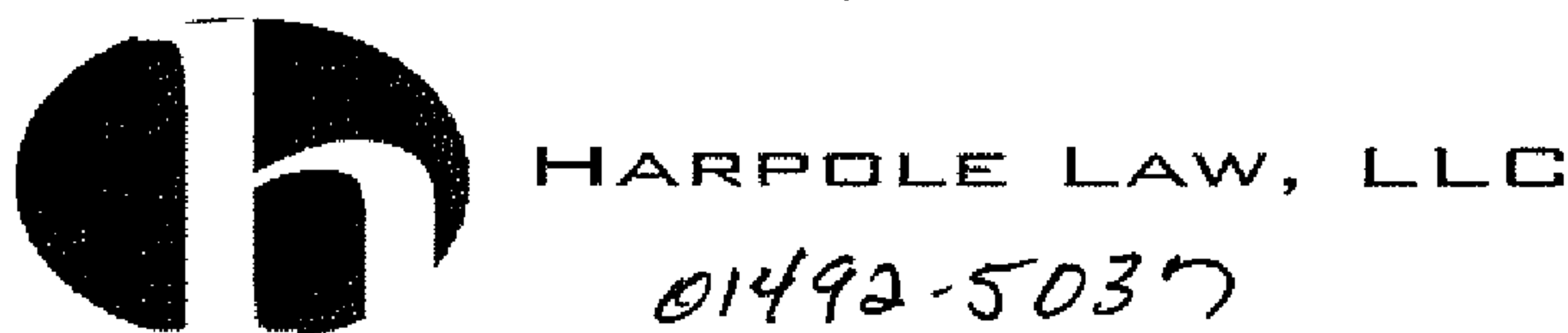


This Instrument Prepared By: \$ 262,500.00 (Purchase Price)



Ann Harpole, Esq.  
82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

STATE OF ALABAMA §  
SHELBY COUNTY §  
WARRANTY DEED §

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Sixty Two Thousand and Five Hundred DOLLARS AND NO/100 (\$ 262,500.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **META JO BICKFORD and MICHAEL A. BICKFORD, wife and husband**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto Cheryl A. Whitlow (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.


THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
4. Restrictive Covenants contained in instrument recorded in Instrument #20061121000567590; Instrument #20061121000567600; Instrument #20070111000016350; Instrument #20091022000398870; Instrument #20140908000281600 and Instrument #20140908000281620.
5. Easement granted Alabama Power Company by instrument recorded in Instrument #20060828000422150 and Instrument #20061218000612800.
6. Terms, conditions, obligations, rules, regulations and by-laws of Hillsboro Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument #20081114000439290.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right

to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 11<sup>th</sup> day of March, 2017.

  
META JO BICKFORD

  
MICHAEL A. BICKFORD

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **META JO BICKFORD**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of March, 2017.  
(AFFIX NOTARIAL SEAL)

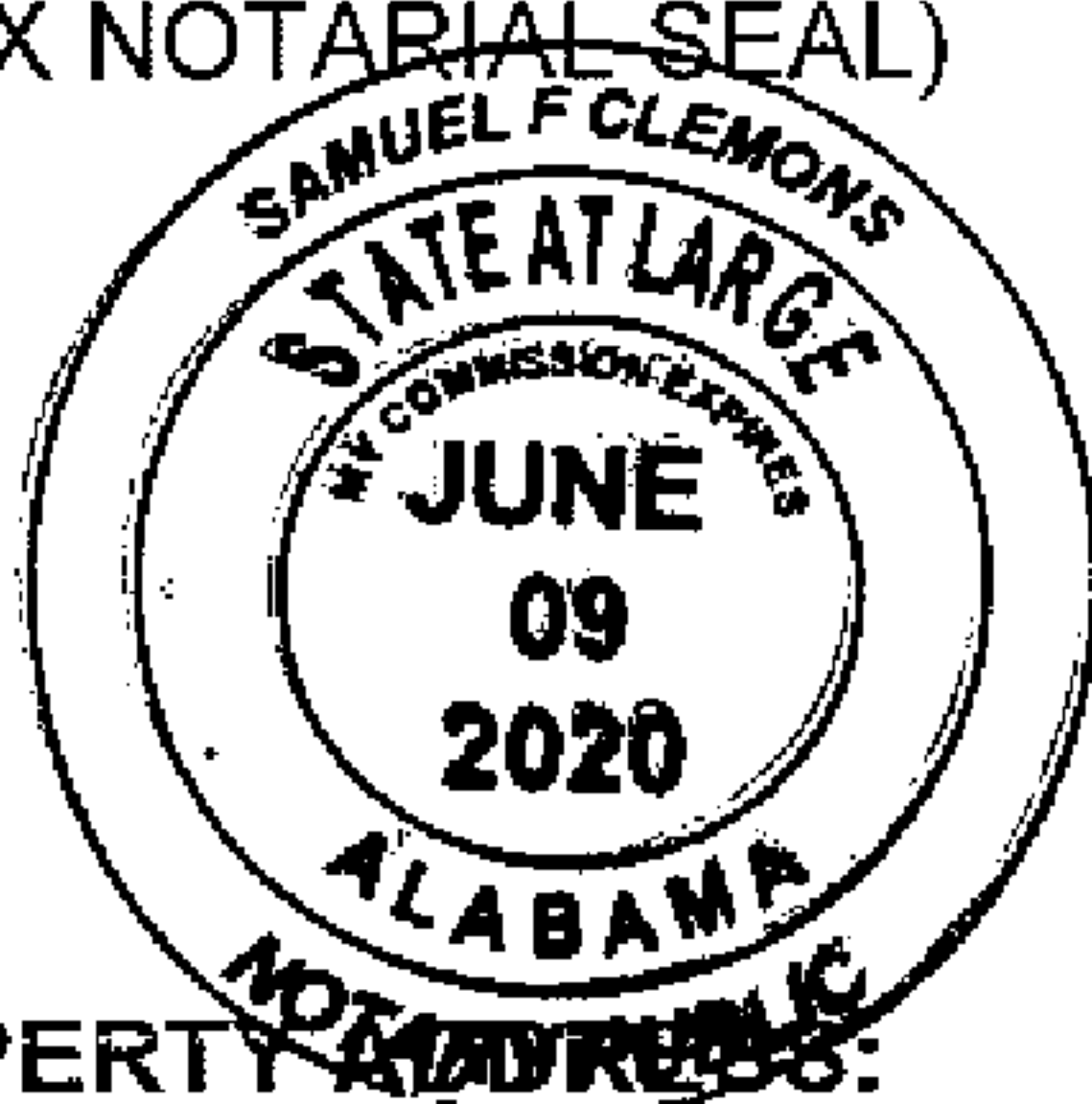



  
NOTARY PUBLIC  
My Commission Expires: 6/9/20

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **MICHAEL A. BICKFORD**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of March, 2017.  
(AFFIX NOTARIAL SEAL)



  
NOTARY PUBLIC  
My Commission Expires: 6/9/20

PROPERTY ADDRESS:  
269 Appleford Road  
Helena, AL 35080

GRANTEE'S ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_

GRANTOR'S ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_

THIS DEED SHALL BE MADE EFFECTIVE ON May 26, 2017

EXHIBIT A

LOT 39, ACCORDING TO THE SURVEY OF HILLSBORO SUBDIVISION PHASE 1, AS RECORDED IN MAP BOOK 37, PAGE 104A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name	Meta Jo Bickford Michael A. Bickford	Grantee's Name	Cheryl A. Whitlow
Mailing Address	30000 Mill Creek Ave Alpharetta, GA 30022	Mailing Address	269 Appleford Rd. Helena, AL 35080
Property Address	269 Appleford Rd. Helena, AL 35080	Date of Sale	May 26, 2017
		Total Purchase Price	\$262,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

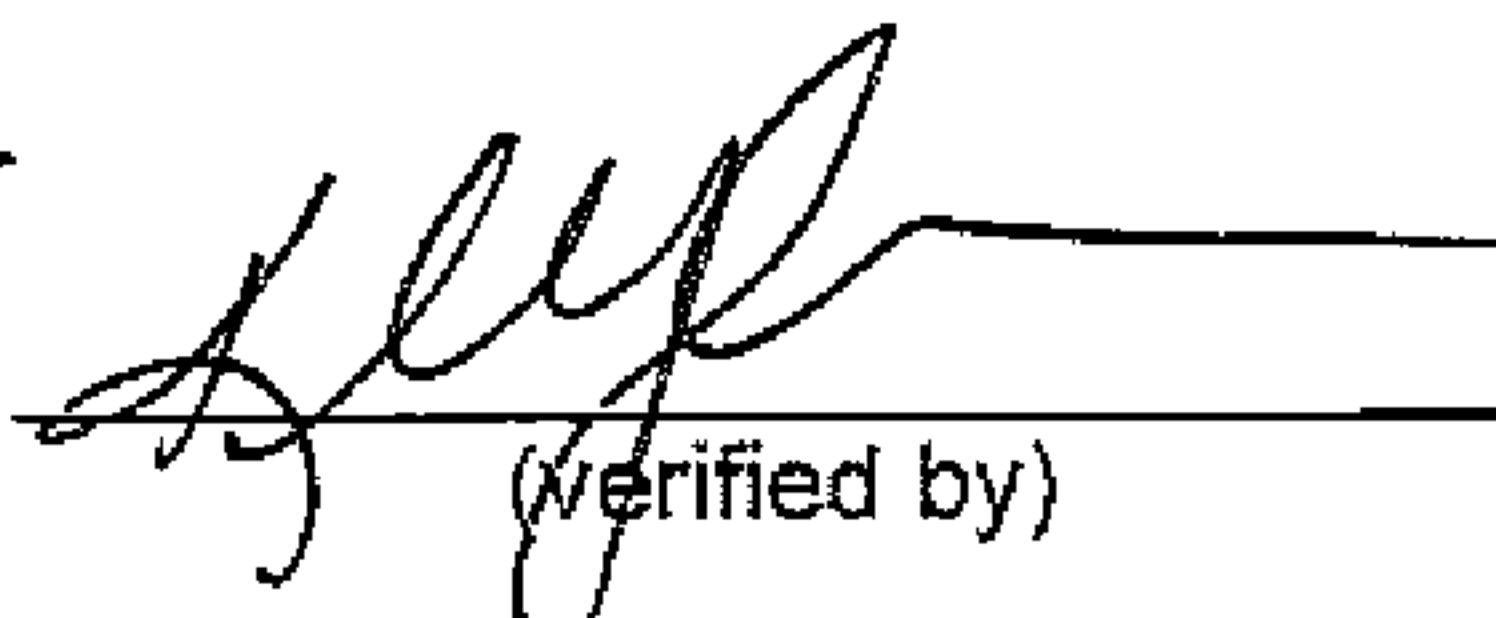
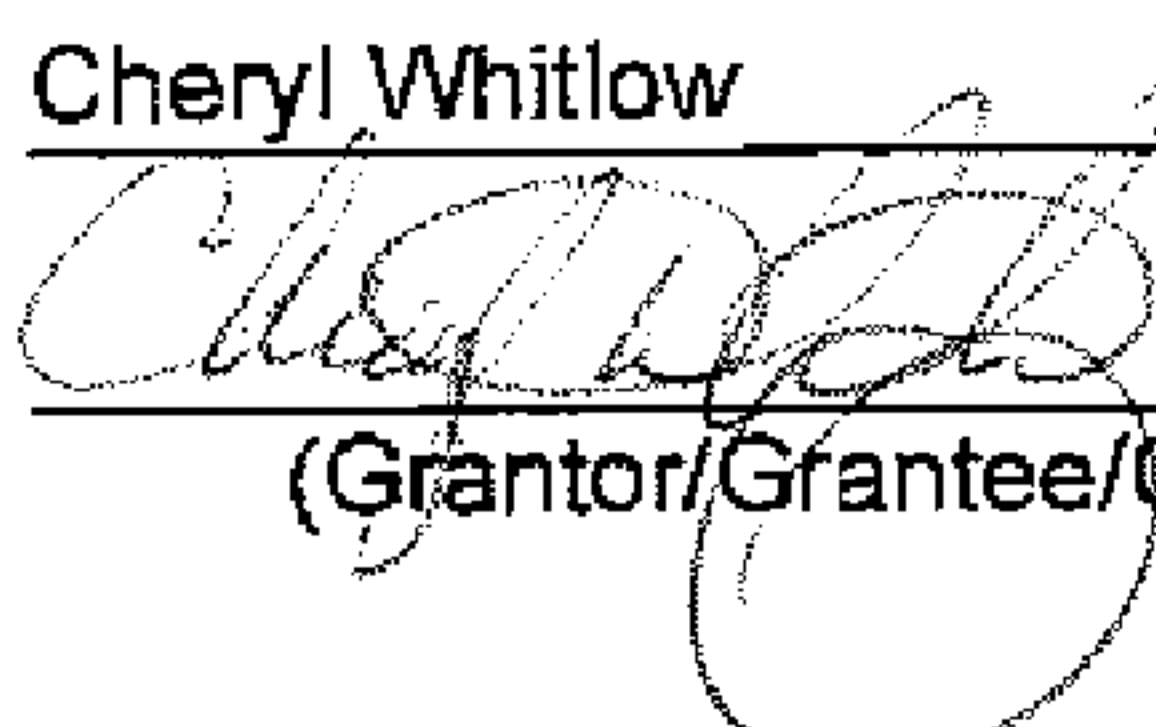
Date of Sale - the date on which interest to the property was conveyed.

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.

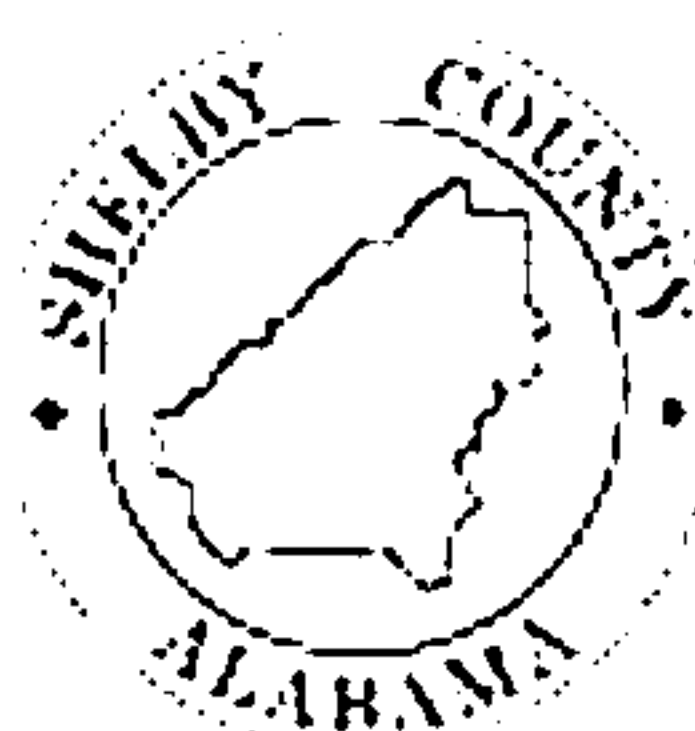
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	May 26, 2017	Print	Cheryl Whitlow
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  
05/31/2017 01:03:56 PM  
\$76.50 CHARITY  
20170531000190030

