

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Sandra H. Sheffield
2013 Cahaba Cove
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Fifty Nine Thousand and 00/100 Dollars (\$359,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

William Hjorth, and his wife, Kristen Hjorth

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Sandra H. Sheffield

(hereinafter referred to as "Grantee") the following described real estate situated in **Jefferson** County, Alabama to-wit:

Lot 3, according to the Final Plat of the Residential Subdivision: Chace Lake-Phase 2A, as recorded in Map Book 230, page 17, in the Probate Office of Jefferson County, Alabama, Birmingham Division and refiled in Map Book 40, page 102, in the Probate Office of Shelby County, Alabama.

\$232,500.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2017 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

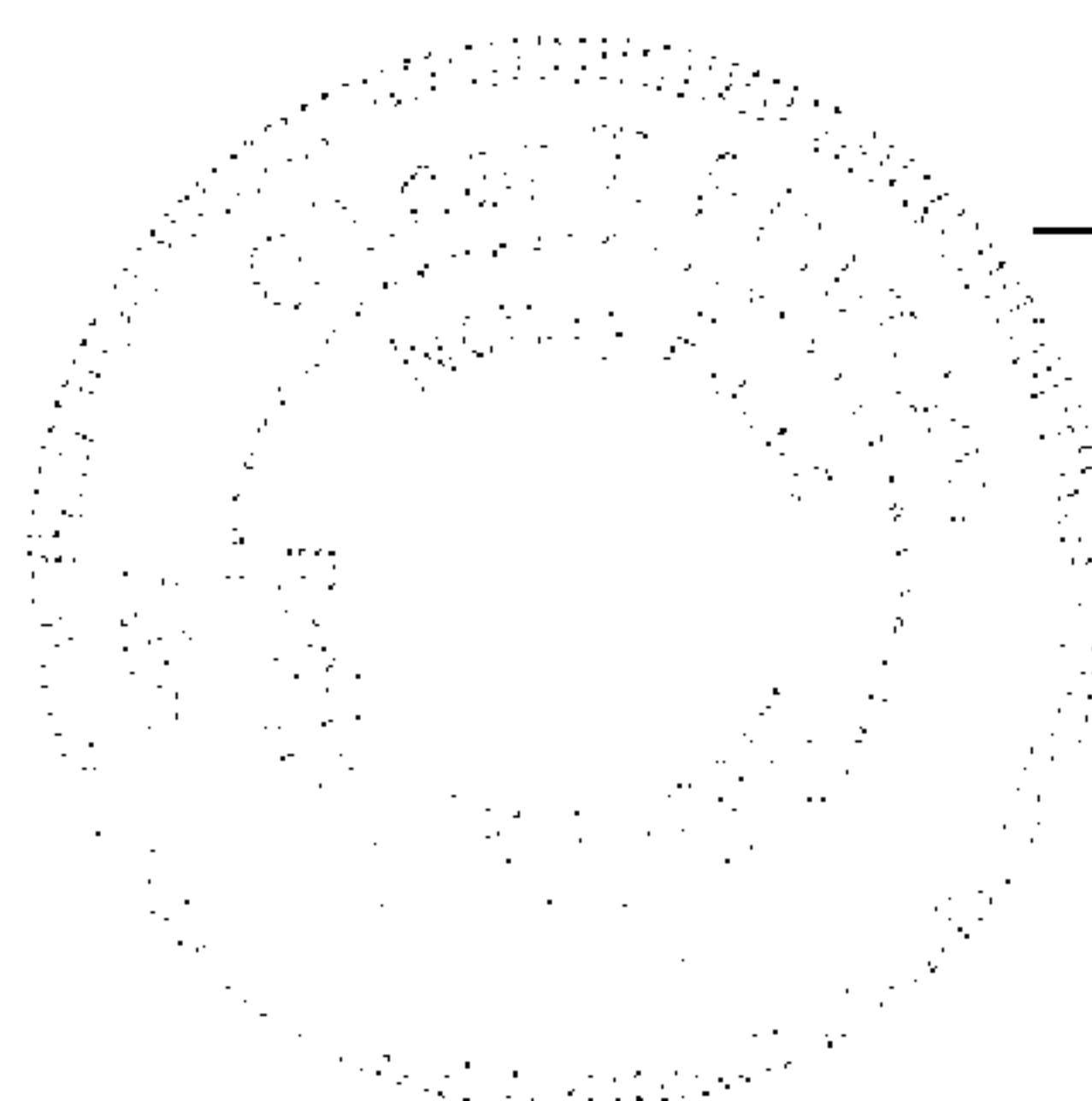
IN WITNESS WHEREOF, we have set our hands and seals, this **25th day of May, 2017**.

 (Seal)  (Seal)
William Hjorth Kristen Hjorth

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **William Hjorth and Kristen Hjorth** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **25th day of May, 2017**.





Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2017**

Real Estate Sales Validation Form

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

Grantor's Name William Hjoeth
Mailing Address Keisten Hjoeth

Grantee's Name Sandra H. Sheffield
Mailing Address 2013 Cahaba Cove
Hoover, AL 35244

Property Address 2013 Cahaba Cove
Hoover, AL 35244

Date of Sale 5/25/17
Total Purchase Price \$ 381,000.00
or
Actual Value \$

20170612000206660 06/12/2017 01:47:33 PM DEEDS 2/2 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 5/25/17

Print Sandra H. Sheffield

☐ Unattested

Sign Sandra H. Sheffield

(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
06/12/2017 01:47:33 PM
\$144.50 CHERRY
20170612000206660

[Signature]