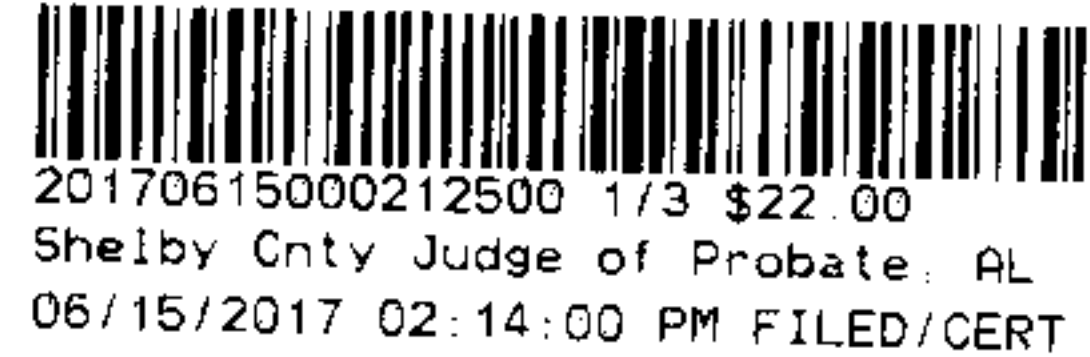


SEND TAX NOTICE TO:

(Name) James A. Hughes
(Address) 1100 Beacon Parkway East V203
Birmingham AL 35209

This Instrument was prepared by:

(Name) James A. Hughes
(Address) 1100 Beacon Parkway East V203
Birmingham AL 35209



WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

Know all men by these presents, that in consideration of \$10
DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES
herein, the receipt whereof is acknowledged, we,
William F. Hoskins Barbara W. Hoskins
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
James A. Hughes
(herein referred to as GRANTEES), the following described real estate situated in
Shelby County, Alabama, to wit:

Legal Description:

From the Southeast corner of the SW 1/4 of Section 36, Township 19 South, Range 3 West
run northerly along the East boundary line of said 1/4 1/4 Section for 671.53 feet; thence
turn an angle of 90° to the left and run Westerly 330.0 feet to a point; thence turn an
angle of 90° to the right and run Northerly 18.06 feet; thence turn an angle of 71° 56' to
the left and run Northwesterly 66.97 feet; thence turn an angle of 56° 21' to the left and
run Southwesterly 63.0 feet to the Point of Beginning of the land herein described; thence
turn an angle of 37° 56' 36" to the right and run Westerly 188.98 feet; thence turn 104°
15' 58" to the right and run in a southeasterly direction for a distance of 92.36 feet;
thence turn 103° 59' 02" and run in a northeasterly direction for a distance of 189.11 feet
to the Point of Beginning.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, that 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, their heirs and
assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th
day of June, 2017.

WITNESS:

Shelby County, AL 06/15/2017
State of Alabama
Deed Tax: \$1.00

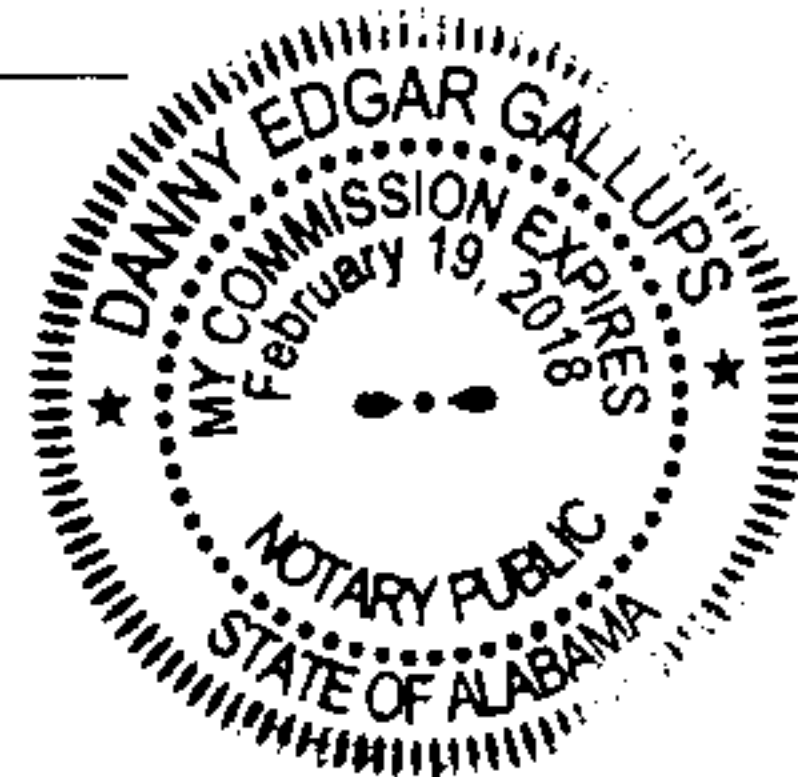
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that See below DEG whose names are 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 instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 10 day of June, 2017.

Danny Edgar Gallup
Notary Public
My Commission Expires: 2/19/18

Grantor Wm F Hoskins Barbara W Hoskins



Grantee James A. [Signature]

20170615000212500 2/3 \$22.00
Shelby Cnty Judge of Probate AL
06/15/2017 02:14:00 PM FILED/CERT

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 F. Hoskins
Mailing Address 3437 INDIAN LAKE DR
Prichard, AL
35124

Grantee's Name JAMES A HUGHES
Mailing Address 1100 BEACON PKWY E. V-203
BIRMINGHAM
ALABAMA 35209


Property Address 3421 INDIAN LAKE TRAIL
PRICHARD
ALABAMA
35124

Date of Sale JUNE 10th, 2017
Total Purchase Price \$
or
Actual Value \$ 1000.00
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


20170615000212500 3/3 \$22.00
Shelby Cnty Judge of Probate AL
06/15/2017 02:14 00 PM FILED/CERT

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 6-15-2017

Print ROBERT B. PARKER

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1