

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Kathryn Ann Sydes
90 Bass Lane
Shelby, AL 35143

20170623000225250 1/2 \$125.00
Shelby Cnty Judge of Probate, AL
06/23/2017 01:18:14 PM FILED/CERT

GENERAL WARRANTY DEED

20170531000188620
05/31/2017 08:45:55 AM
DEEDS 1/2

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two-hundred fifty-five thousand (\$255,000.00) dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, John Judson Hand and wife, Bridget Lucas Hand (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kathryn Ann Sydes (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 333, according to the Survey of Alabama Power Company Recreational Cottage Site, Sector 2, as recorded in Map Book 22, Page 50 A-C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One-hundred twenty-five thousand (\$125,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 26, 2017.


John Judson Hand


Bridget Lucas Hand

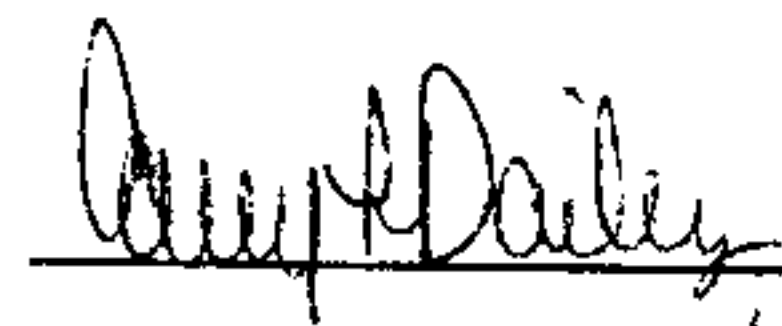
STATE OF ALABAMA

Shelby COUNTY

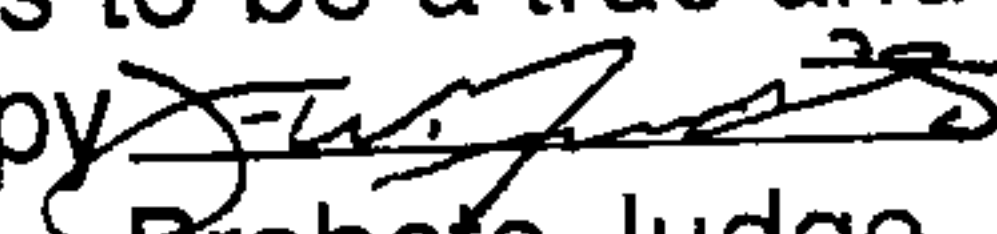
I, the undersigned, Notary Public for the State of Alabama, do hereby certify that John Judson Hand and Bridget Lucas Hand, whose name is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

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




My Commission Expires: 6/4/18 Notary Public

6/23/17

I certify this to be a true and correct copy 
Probate Judge
Shelby County

File No. 171187

Grantor's Name	John Judson Hand and Bridget Lucas Hand	Grantee's Name	Kathryn Ann Sydes
Mailing Address	90 Bass Lane Shelby, AL 35143	Mailing Address	101 Hickory Street Maylene Alabama 35114
Property Address	90 Bass Lane Shelby Alabama 35143	Date of Sale	May 26, 2017
		Total Purchase Price	\$255,000.00
		or	
		Actual Value	\$
20170531000188620 05/31/2017 08:45:55 AM DEEDS 2/2		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 5/26/2017

Print Sandy F. Johnson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded.
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/31/2017 08:45:55 AM
\$23.00 DEBBIE
20170531000188620

[Signature]

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