

Send tax notice to:
Kyle Brown & Kristie Brown
701 Riverchase Parkway W
Hoover, AL 35244
PEL1700404

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

20170628000231620
06/28/2017 03:12:03 PM
DEEDS 1/3

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Five Thousand and 00/100 Dollars (\$245,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Ted S. Hamilton, an unmarried man whose mailing address is: 18308 439th DR. S.E. GOLDBAR, WA 98251 (hereinafter referred to as "Grantor"), by Kyle Brown and Kristie Brown (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Map and Survey of Riverchase West, as recorded in Map Book 6, Page 78 and re-recorded in Map Book 6, Page 100 and amended in Map Book 7, 150, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

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

\$210,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Ted S. Hamilton is the surviving Grantee in that certain deed recorded in Deed Book 331, Page 291 in the Probate Office of Shelby County, Alabama; the other Grantee, Nelda R. Hamilton having died on or about the 20th day of March, 2015.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey

the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor Ted S. Hamilton has hereunto set his signature and seal on June 28, 2017.


Ted S. Hamilton


STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ted S. Hamilton, an unmarried man 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2017.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth Ballard St John
Commission Expires: 11/24/2018

Real Estate Sales Validation Form

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

Grantor's Name Ted S Hamilton
Mailing Address 18308 43rd Pl SE
Bellevue WA 98025

Grantee's Name Kyle Brown
Mailing Address Kristie Brown
701 Ruerchase Pkwy
Hoover AL 35226

Property Address 701 Ruerchase Pkwy
Hoover AL 35226

Date of Sale 6/28/17
Total Purchase Price \$ 245,000

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
- 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 6/28/17

Print Kenneth B St John

Unattested _____

(verified by)

Sign [Signature]

(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
06/28/2017 03:12:03 PM
\$56.00 DEBBIE
20170628000231620

[Signature]