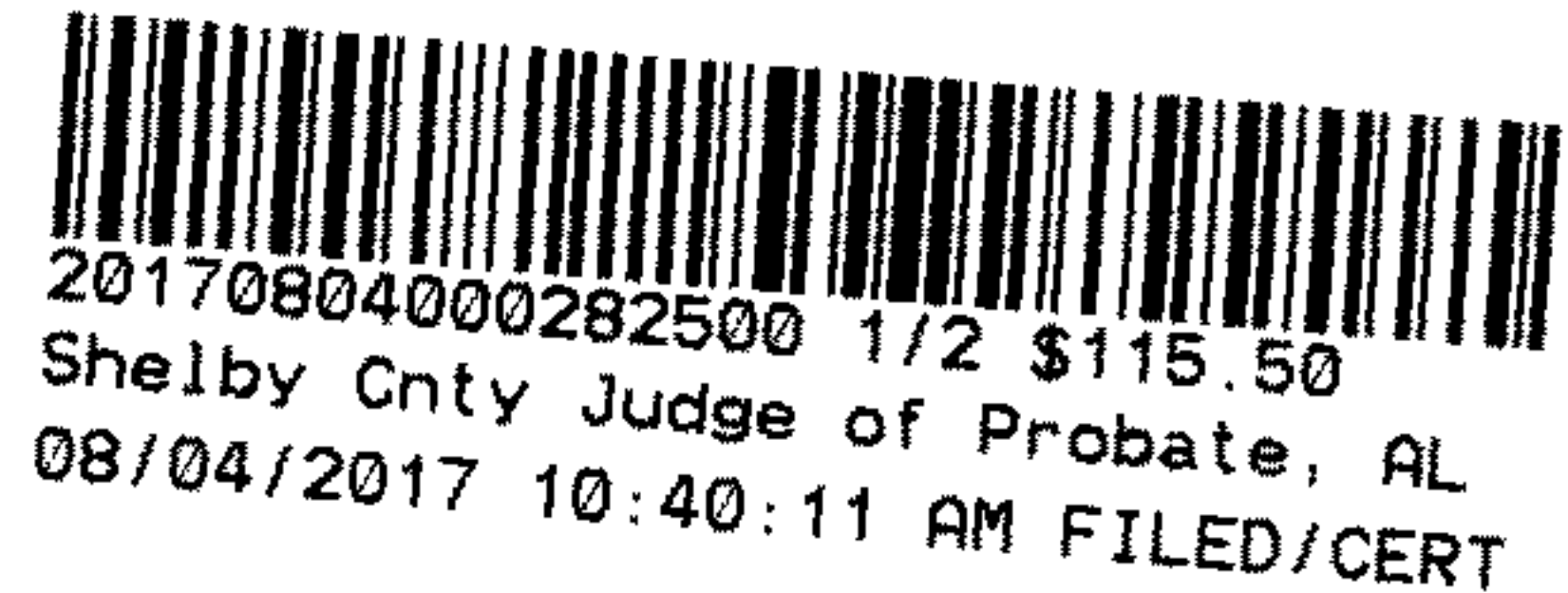


SEND TAX NOTICE TO:
Matthew C. Hill
148 Chase Creek Circle
Pelham, AL 35124

This instrument was prepared by:
Trucks & Trucks
4505 Gary Ave.
Fairfield, AL 35064



WARRANTY DEED

NO EXAMINATION OF TITLE MADE HEREIN

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

MATTHEW C. HILL, a single man, as the sole heir and next of kin of LINDA H. LARKIN

(herein referred to as GRANTOR) do grant, bargain, sell and convey unto

MATTHEW C. HILL

(herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 25, according to the survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to all taxes, easements, covenants, restrictions, right-of-ways, and mortgages of record, if any.

Source of title provided by Grantor. No examination of title undertaken per the request of the Grantor and Grantee.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seals, this 3RD day of AUGUST 2017.

WITNESS:

_____(SEAL)

Matthew C. Hill (SEAL)
Matthew C. Hill

Shelby County, AL 08/04/2017
State of Alabama
Deed Tax: \$97.50

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in for said County, in said State, hereby certify that Matthew C. Hill, a single man, 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 the conveyance, and who have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3RD day of AUGUST, 2017 A.D.

[Signature]
Notary Public

MY COMMISSION EXPIRES 02/03/18

Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

MATT HILL, LINDA HILL (deceased)
148 Chase Creek Cir
Pelham AL 35124

Grantee's Name

Mailing Address

MATT HILL
148 Chase Creek Cir
Pelham AL 35124

Property Address

148 Chase Creek Cir
Pelham, AL
35124

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 97,500



20170804000282500 2/2 \$115.50
Shelby Cnty Judge of Probate, AL
08/04/2017 10:40:11 AM FILED/CERT

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

TAX Assec.

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

8/4/2017

Print

MATT C. HILL

☒ Unattested

Sign

Karen Melson
(verified by)

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1