

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Valeria R. Hutchinson
1246 David Dr
Pelham, AL 35124

20171025000386880
10/25/2017 11:09:29 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy-Three Thousand Nine Hundred And No/100 Dollars (\$173,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Karen R. Mason, a married woman and Eva Jo Manzella, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Valeria R. Hutchinson (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 23, Block 1, according to the Survey of Brookfield Second Sector, as recorded in Map Book 6, Page 16, 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.

Eva Jo Manzella is the surviving grantee of that certain deed recorded in Book 25, Page 848. The other grantee Vincent J. Manzella having died on or about July 5, 1998.

Karen R. Mason is one and the same as Karen Robinson Mason who acquired title under instrument number 20100527000169530, recorded 05/27/10 in the Office of the Judge of Probate of Shelby County, Alabama.

The property herein conveyed does not constitute the homestead of the Grantor, Karen R. Mason, nor that of her spouse.

Subject to a third party mortgage in the amount of \$168,683.00 executed and recorded simultaneously 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 October 20, 2017.

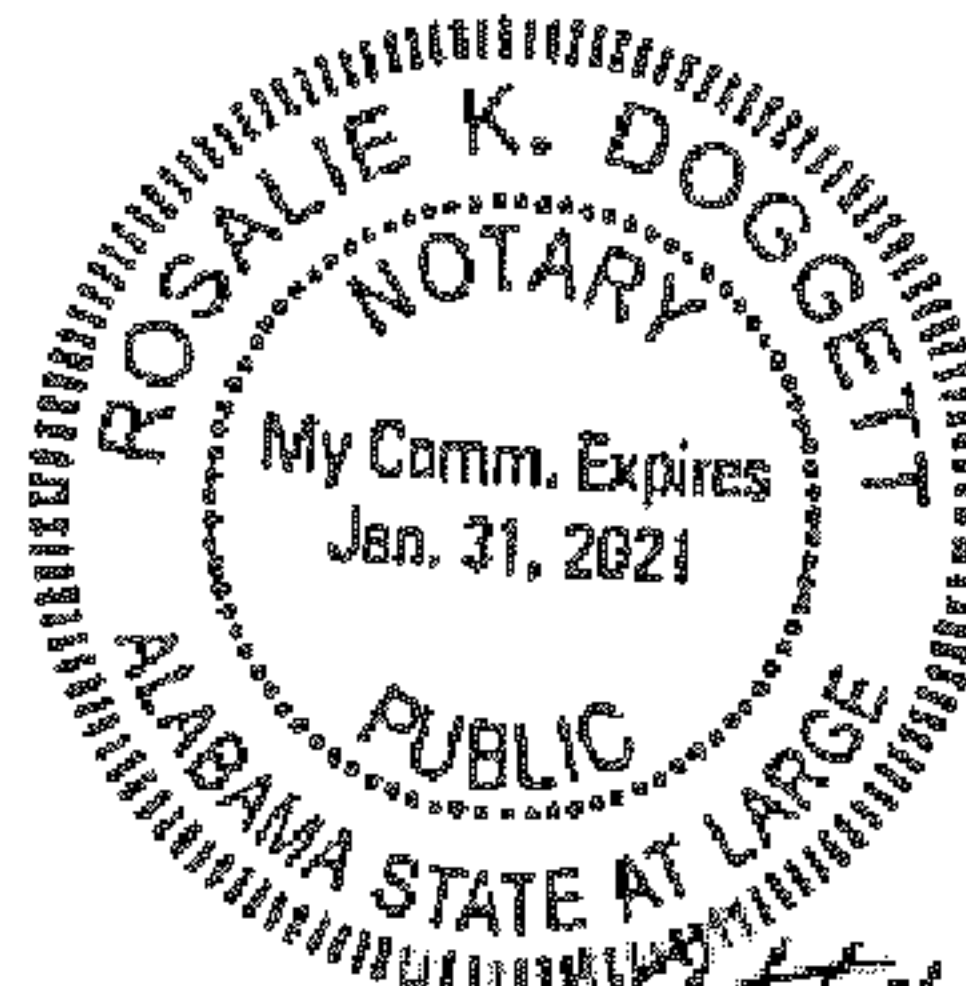
Karen R. Mason
Karen R. Mason

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Karen R. Mason whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 20th day of October, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 10/20/2017

[Signature]
Notary Public
My commission expires: 1/31/21



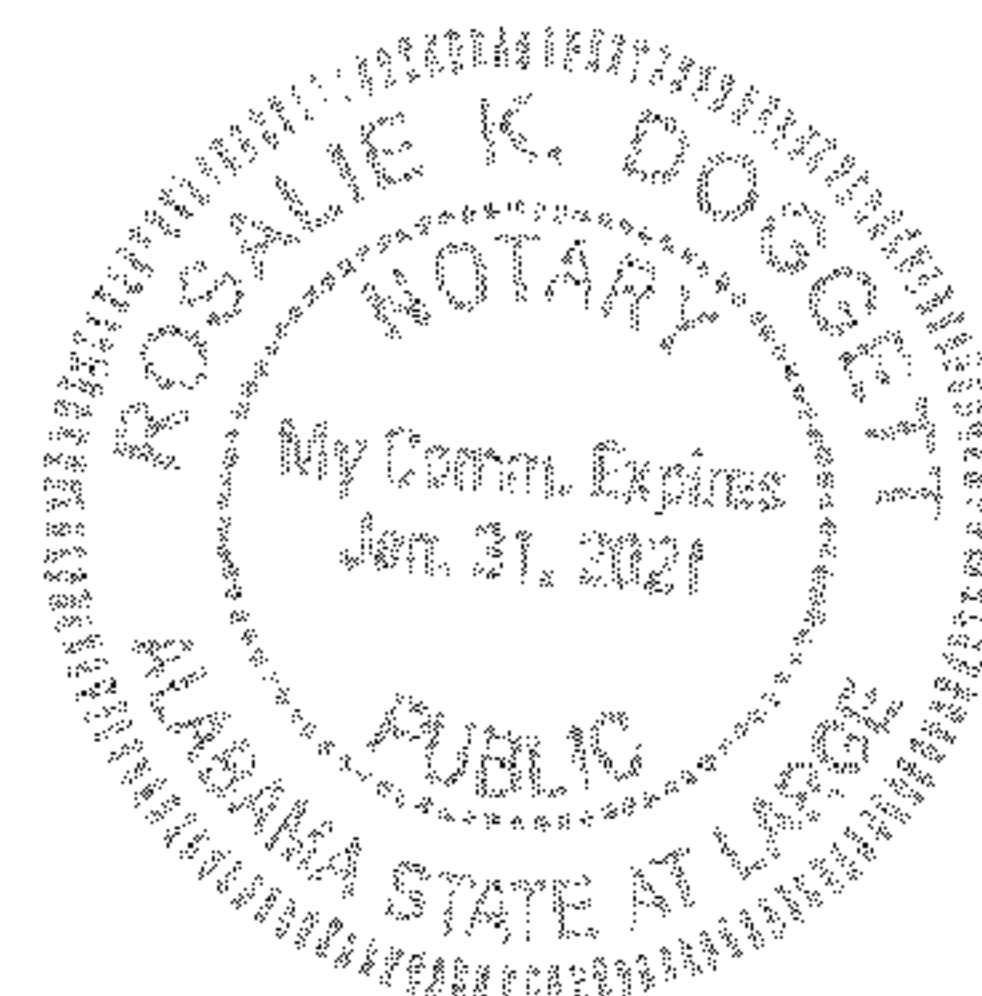
Eva Jo Manzella by Karen R. Mason as Attorney In Fact
Eva Jo Manzella
BY: Karen R. Mason, as Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Karen R. Mason, as Attorney in Fact for Eva Jo Manzella, 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 she, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal on 10/20/2017

[Signature]
Notary Public
My commission expires: 1/31/21



20171025000386880 10/25/2017 11:09:29 AM DEEDS 3/3

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Karen R Mason and Eva Jo
Manzella

Grantee's Name Valeria R. Hutchinson

Mailing Address 1246 David Dr
Pelham, AL 35124

Mailing Address 1246 David Dr
Pelham, AL 35124

Property Address 1246 David Dr
Pelham, AL 35124

Date of Sale October 20, 2017

Total Purchase Price \$173,900.00

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

☐ 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 - Karen R Mason and Eva Jo Manzella, 1246 David Dr, Pelham, AL 35124.

Grantee's name and mailing address - Valeria R. Hutchinson, 1246 David Dr, Pelham, AL 35124.

Property address - 1246 David Dr, Pelham, AL 35124

Date of Sale - October 20, 2017.

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: October 20, 2017

Sign 
Agent

Validation Form

TS-1702038



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/25/2017 11:09:29 AM
\$26.50 CHERRY
20171025000386880

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.