

This Instrument was Prepared by:

D Barron Lakeman, LLC
1710 Catherine Court
Unit C
Auburn, AL 36830

File No.: 170389

Send Tax Notice To: Todd E. Hibbler

505 Creekview Drive
Pelham, AL 35124

20171102000397970

11/02/2017 12:45:23 PM

DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Jefferson

That in consideration of the sum of **One Hundred Thirty One Thousand Dollars and No Cents (\$131,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Wilbur C. Chapman, Jr., a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Todd E. Hibbler, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson, County, Alabama, **the address of which is 505 Creekview Drive, Pelham, AL 35124**; to wit;

Lot 4, Block 2, Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

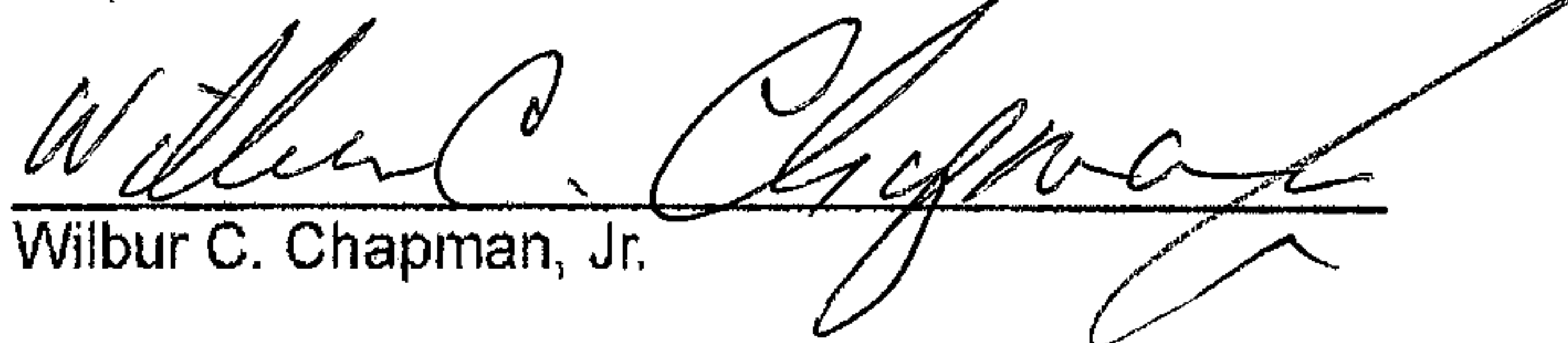
\$128,627.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of

October, 2017.


Wilbur C. Chapman, Jr.

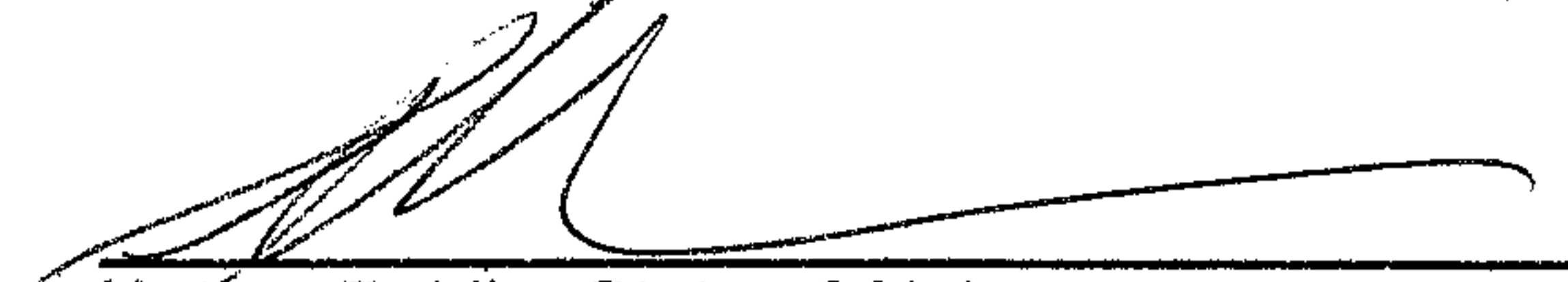
\$3,900.00 of the purchase price of the above described property was financed with the proceeds of a second mortgage loan closed simultaneously herewith.

State of Alabama

County of Calhoun

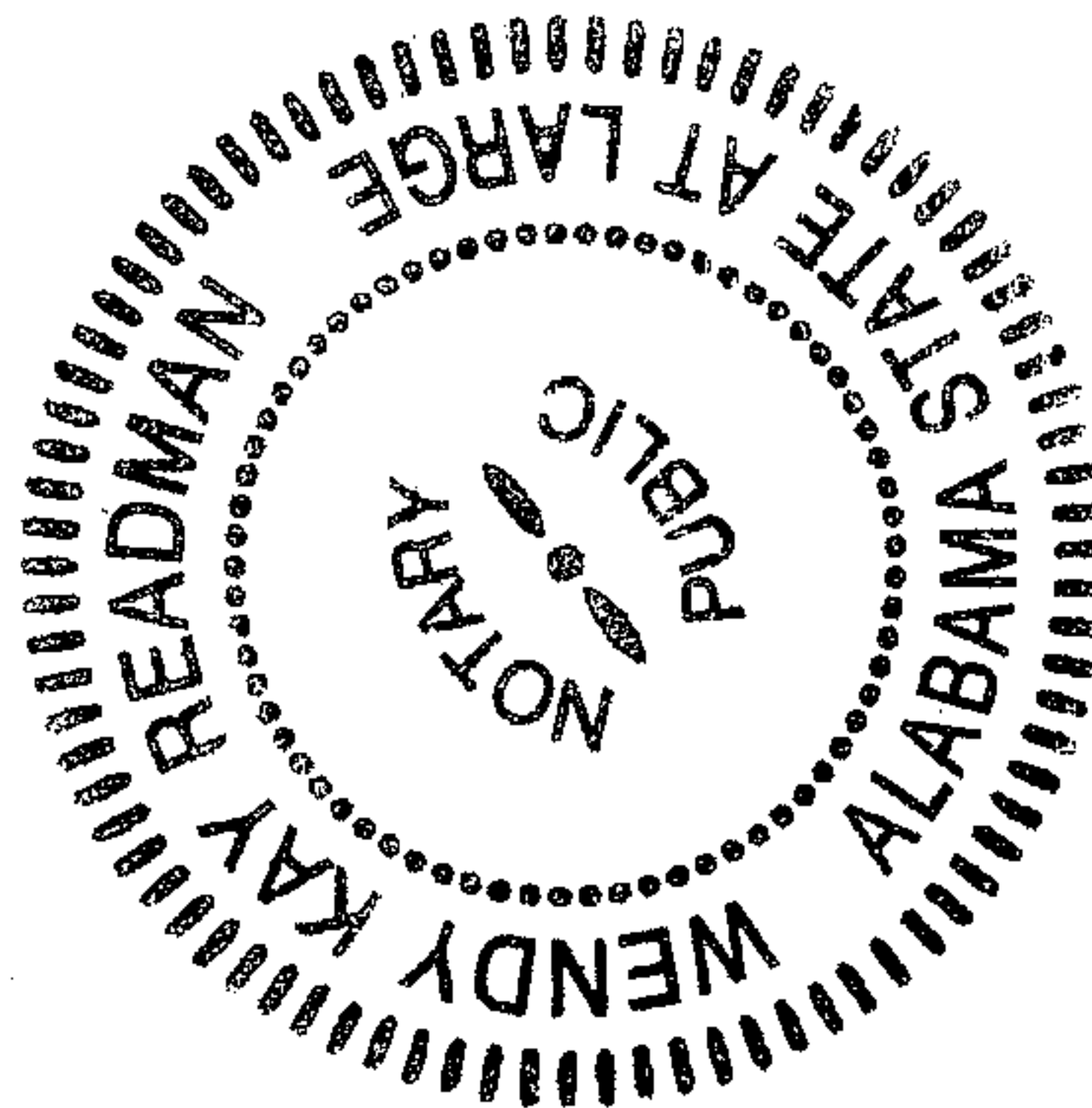
I, Wendy Kay Readman, a Notary Public in and for the said County in said State, hereby certify that Wilbur C. Chapman, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of Oct, 2017.



Notary Public, State of Alabama

My Commission Expires: 9/27/18



The property is not the homestead of the seller, nor his souse.

Real Estate Sales Validation Form

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

Grantor's Name Wilber C Chapman, Jr
 Mailing Address 505 Creekview Road
Pelham AL 35124

Grantee's Name Todd E Hibbler
 Mailing Address 505 Creekview Road
Pelham AL 35124

Property Address 505 Creekview Road
Pelham AL 35124

Date of Sale 10/30/2017
 Total Purchase Price \$ 131,000.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/02/2017 12:45:23 PM
 \$22.00 DEBBIE
 20171102000397970

or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on 10/30/2017 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 11/02/2017

Print Jim McLean

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner[Agent]) circle one