

WARRANTY DEED

20171102000398090

11/02/2017 01:17:47 PM

DEEDS 1/2

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Eight Thousand Dollars (\$208,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Ryan G. Hicks and wife, L'Abri M. Hicks**, (herein referred to as grantors), grant, bargain, sell and convey unto **Laura Betts** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

Lot 13, according to the Survey of Covington Place, as recorded in Map Book 35, Page 55, in the Office of the Judge of Probate of Shelby County Alabama.

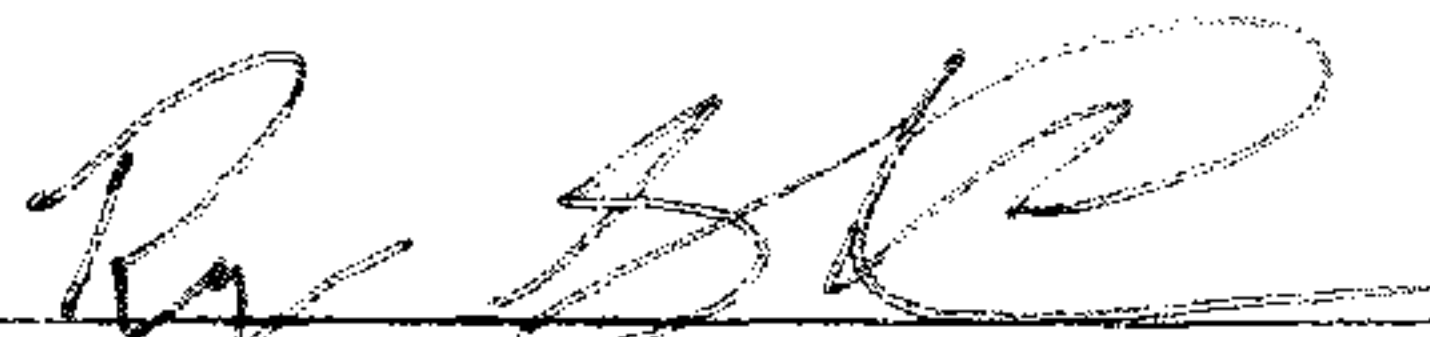
For ad valorem tax purposes only, the address to the above described property is 122 Covington Place Drive, Columbiana, AL 35051.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 30th day of October, 2017.


Ryan G. Hicks

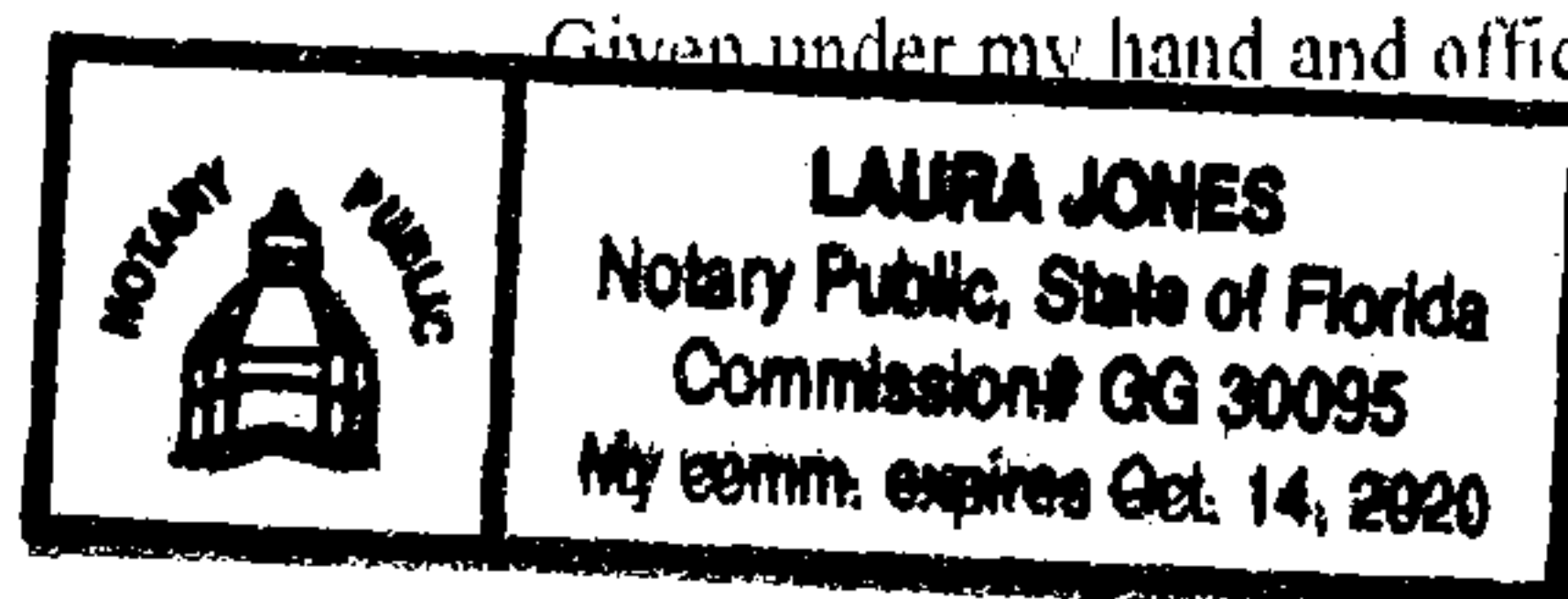

L'Abri M. Hicks

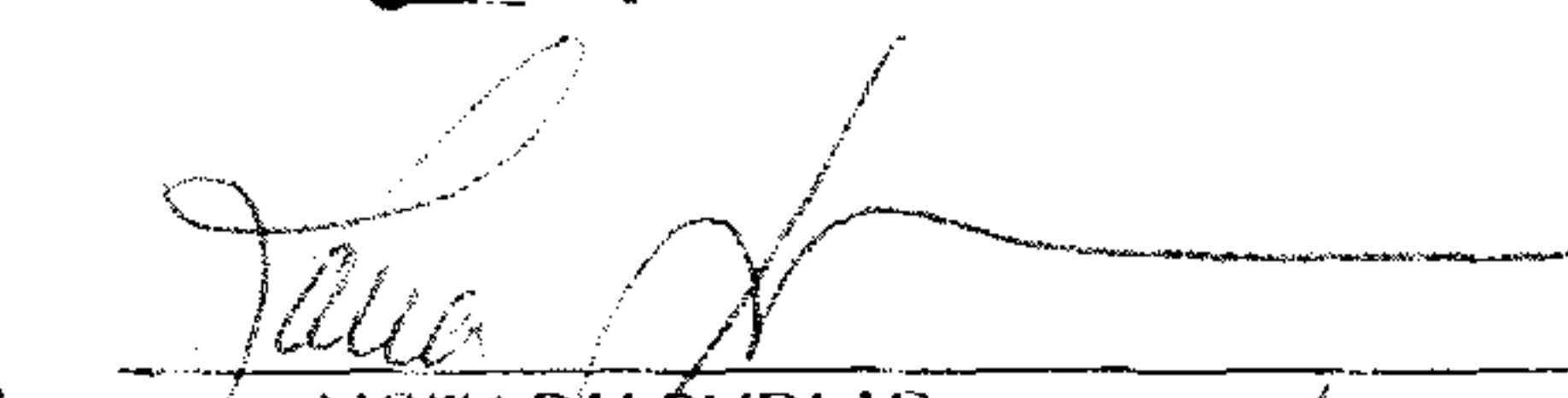
STATE OF Florida)

COUNTY OF Palm Beach)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Ryan G. Hicks and L'Abri M. Hicks**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they, executed the same voluntarily on the day the same bears date.

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




NOTARY PUBLIC
My Commission Expires: 10/14/2020

THIS INSTRUMENT PREPARED BY:
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

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Real Estate Sales Validation Form

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

Grantor's Name Ryan G & L Abri M Hicks
Mailing Address 7676 150th CTN
West Palm Beach, FL 33418

Grantee's Name Laura Betts
Mailing Address 363 Forest Lakes Drive
Sterrett, AL 35147

Property Address 122 Covington PL
Columbiana, AL 35051

Date of Sale 10/30/2017
Total Purchase Price \$ 208,000.00
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 - 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).



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2017 01:17:47 PM
\$22.00 DEBBIE
20171102000398090

Print Leanne G. Ward

Sign Leanne G. Ward
(Grantor/Grantee/Owner/Agent) circle one

[Signature]

Form RT-1