

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

SEND TAX NOTICE TO:
Jeffrey D. Christensen
105 Hickory St.
Maylene, AL 35114

20171115000413860

11/15/2017 12:43:24 PM

DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Two Thousand Eight Hundred And No/100 Dollars (\$122,800.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Debbie J. Herndon, a single person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeffrey D. Christensen (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:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, to be known as Lot 35, Woodland Hills, First Phase, Third Sector (future), more particularly known as follows: Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West; thence Northerly along the West line of said 1/4 - 1/4 a distance of 276.0 feet; thence turn 118° 59' 15" to the right and run Southeasterly a distance of 412.70 feet to the point of beginning; thence continue along last stated course a distance of 120.5 feet; thence 90° 00' to the left and run Northeasterly a distance of 170.00 feet to the Southwesterly right-of-way line of Hickory Street; thence turn 90° 00' to the left and run Northwesterly and along said right-of-way line a distance of 120.5 feet; thence turn 90° 00' to the left and run Southwesterly a distance of 170.00 feet to the point of beginning; being situated in 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.

Debbie J. Herndon is the surviving grantee of deed recorded in Book 149 page 674. The other grantee Robert Bruce Herndon having died on or about 2-18-17.

Subject to a third party mortgage in the amount of \$118,660.00 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 November 13, 2017.


Debbie J. Herndon

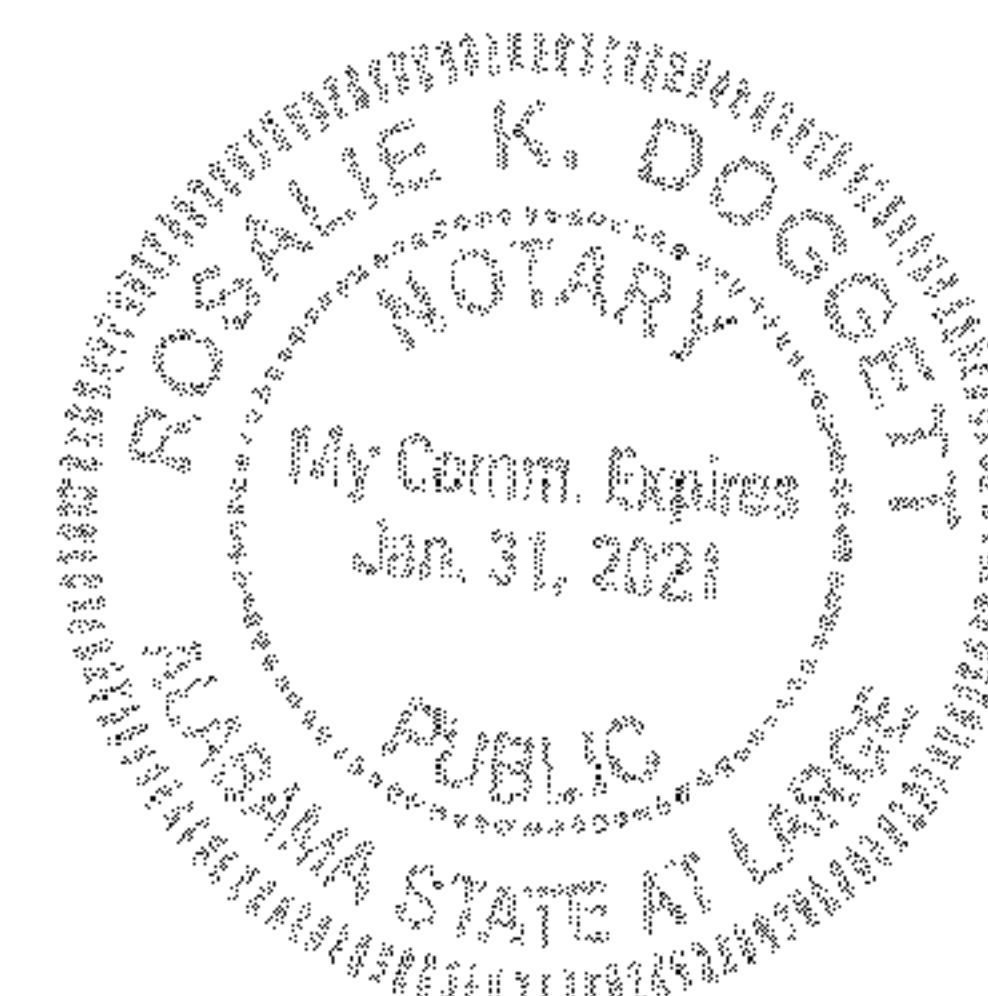
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Debbie J. Herndon whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 13th day of November, 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 11/13/2017.

Notary Public

My commission expires: 1/31/21



FILE NO.: TS-1702152

20171115000413860 11/15/2017 12:43:24 PM DEEDS 2/2

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

Grantor's Name Debbie J. Herndon
Mailing Address 105 Hickory St.
Maylene, AL 35114

Grantee's Name Jeffrey D. Christensen
Mailing Address 2217 Heatherwood Cir
Birmingham, AL 35242

Property Address 105 Hickory St.
Maylene, AL 35114

Date of Sale November 13, 2017
Total Purchase Price \$122,800.00

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
☐ 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 - Debbie J. Herndon, 105 Hickory St., Maylene, AL 35114.

Grantee's name and mailing address - Jeffrey D. Christensen, 2217 Heatherwood Cir, Birmingham, AL 35242.

Property address - 105 Hickory St., Maylene, AL 35114

Date of Sale - November 13, 2017.

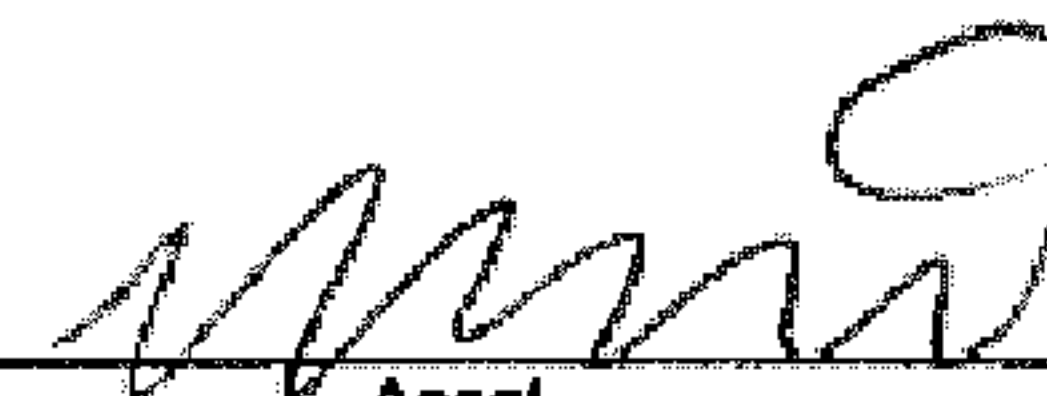
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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: November 13, 2017

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/15/2017 12:43:24 PM
\$24.50 CHERRY
20171115000413860

