

20171205000434980  
12/05/2017 10:11:47 AM  
DEEDS 1/3

This instrument prepared by:  
Mike Galloway  
931 Sharit Avenue, Suite 113  
Birmingham, AL 35071

SEND TAX NOTICE TO:  
Jonathan M Hinds  
312 Mardis Lane  
Alabaster, AL 35007

**GENERAL WARRANTY DEED**

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Fifteen Thousand Six Hundred Fifty And No/100 Dollars (\$115,650.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Caroline P. Jones, an unmarried woman and Malinda Williams, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jonathan M Hinds (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 7, Block 5, except the West 7 feet thereof, according to the Survey of Green Valley, 2nd Sector, as recorded in Map Book 6, Page 21, 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.

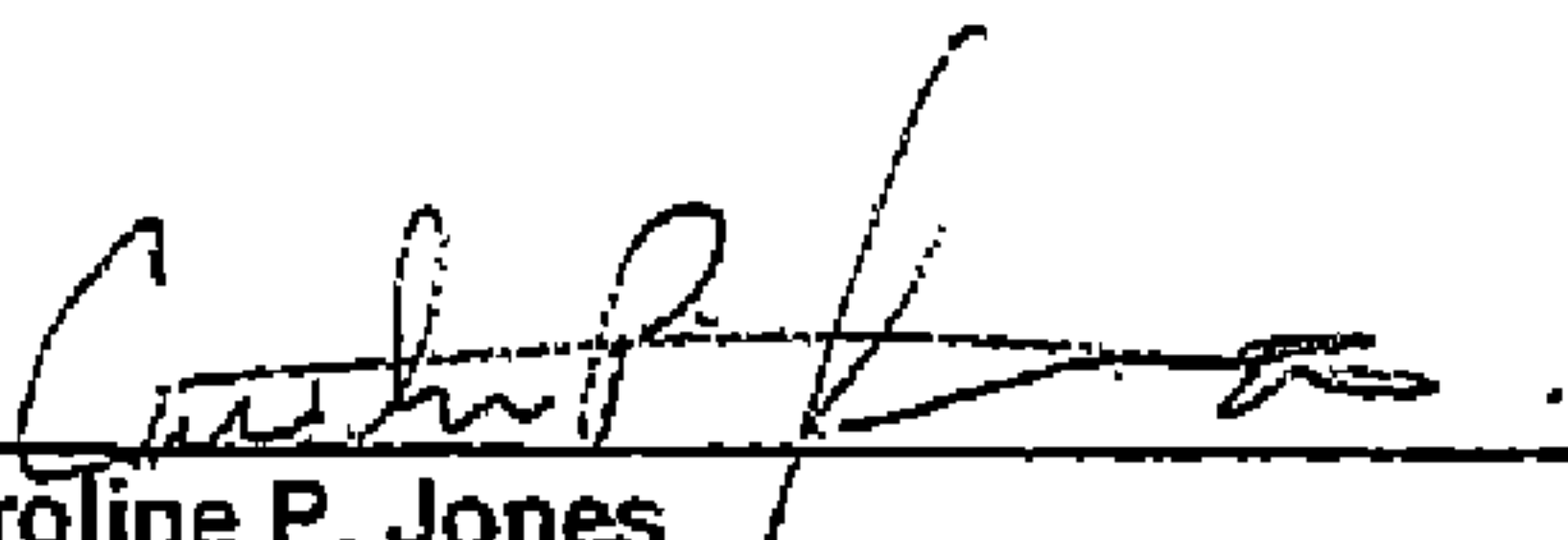
Subject to a third party mortgage in the amount of \$103,933.00 executed and recorded simultaneously herewith.

**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.

FILE NO.: TS-1701779

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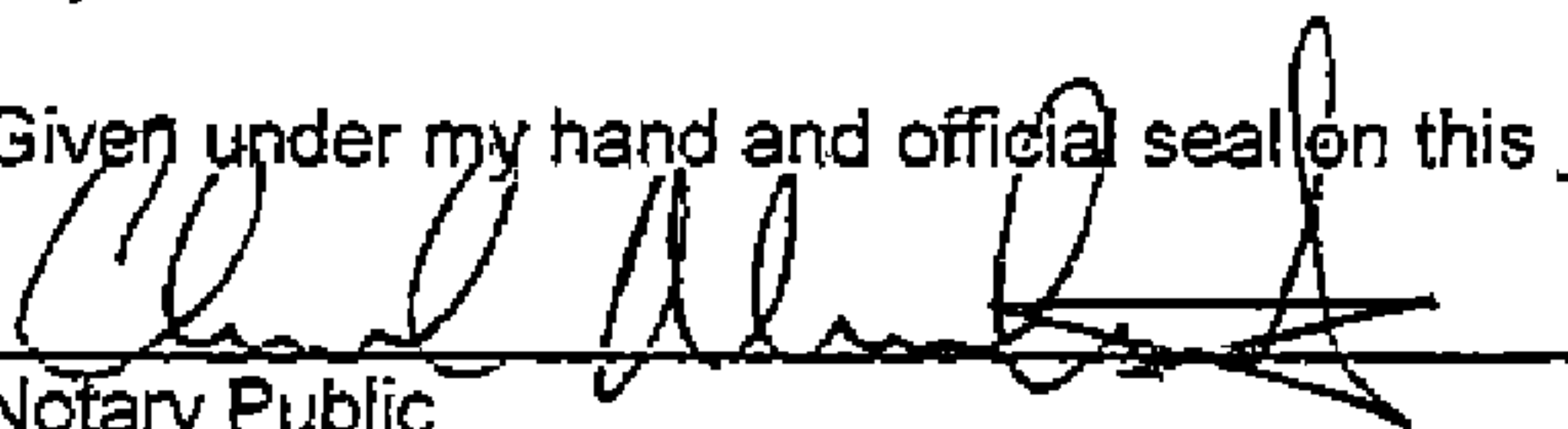
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30 day of November, 2017.

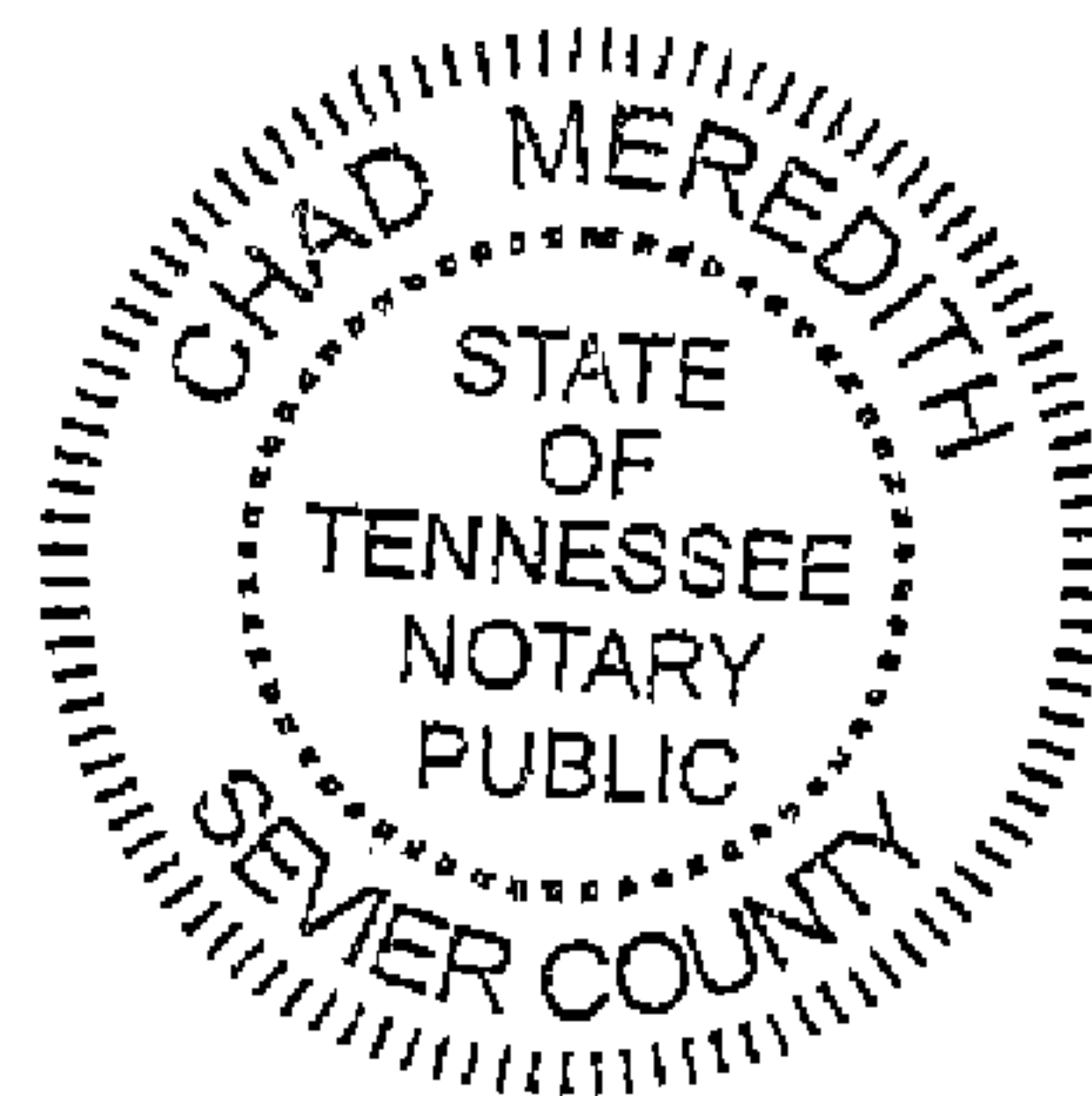
  
Caroline P. Jones


STATE OF TN  
COUNTY OF Sevier

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Caroline P. Jones 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 on this 30<sup>th</sup> day of Nov, 2017.

  
Notary Public  
My commission expires: 9/22/2020

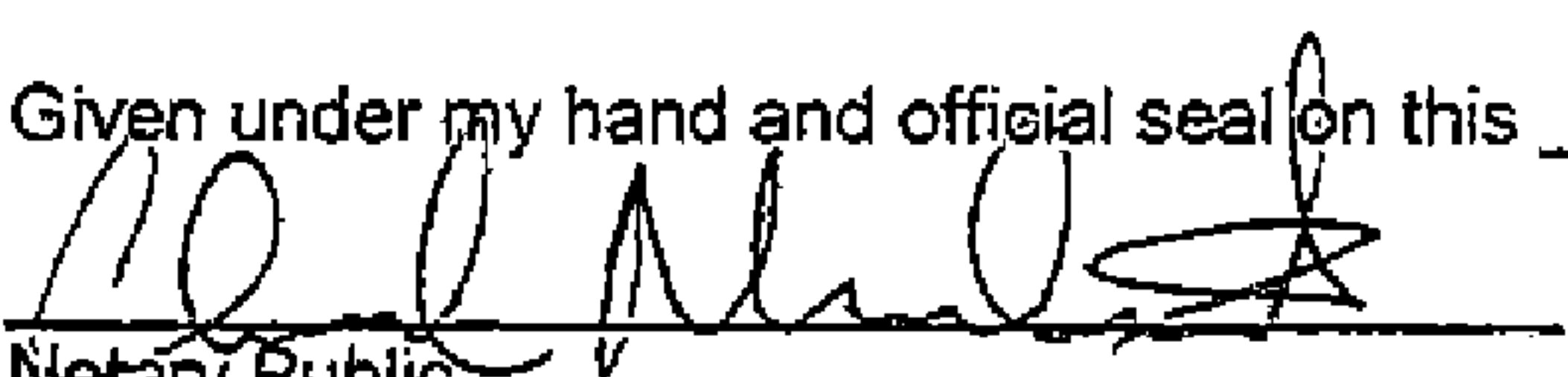


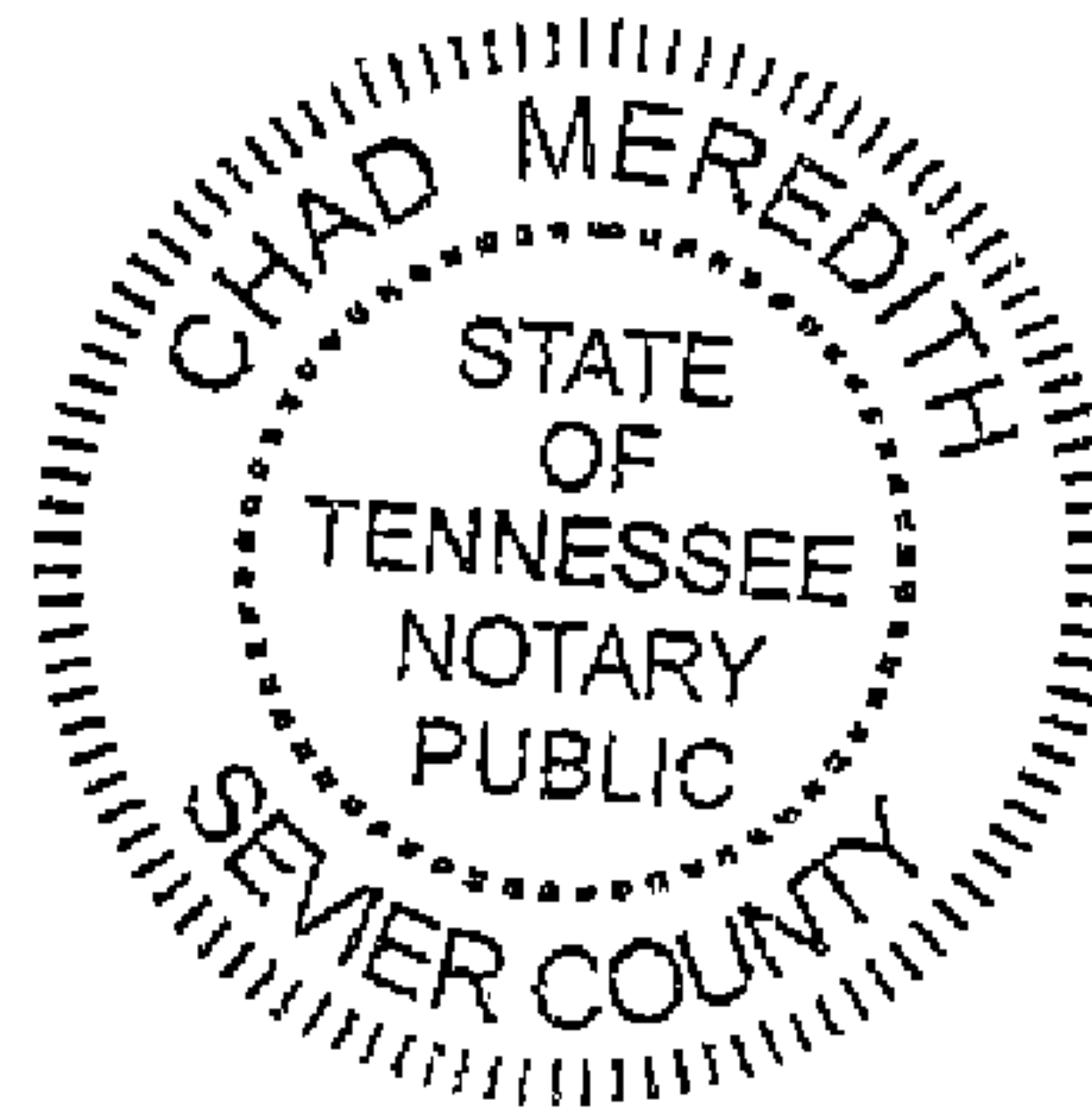
  
Malinda Williams

STATE OF TN  
COUNTY OF Sevier

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Malinda Williams 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 on this 30<sup>th</sup> day of November, 2017.

  
Notary Public  
My commission expires: 9/22/2020



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

Grantor's Name Caroline P. Jones and Malinda Williams

Grantee's Name Jonathan M Hinds

Mailing Address 2806 Eledge View Ln  
Sevierville, TN 37876

Mailing Address 325 Magnolia Ln Lot 4  
Maylene, AL 35114

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Property Address 312 Mardis Lane  
Alabaster, AL 35007

Date of Sale December 1, 2017

Total Purchase Price \$115,650.00

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 - Caroline P. Jones and Malinda Williams, 2806 Eledge View Ln, Sevierville,  
TN 37876.

Grantee's name and mailing address - Jonathan M Hinds, 325 Magnolia Ln Lot 4, Maylene, AL 35114.

Property address - 312 Mardis Lane, Alabaster, AL 35007

Date of Sale - December 1, 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 with 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: December 1, 2017

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/05/2017 10:11:47 AM  
\$137.00 CHERRY  
20171205000434980