

20180109000008690
01/09/2018 10:45:37 AM
DEEDS 1/4

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Shayla Hughes
115 Highview Cove
Pelham, AL 35124

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Seven Thousand Four Hundred Ninety and No/100, (\$157,490.00) DOLLARS, in hand paid to the undersigned, Roderick D. Hood and spouse, Natalie G. Williams Hood, (hereinafter referred to as "GRANTORS"), by Shayla Hughes, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2017, which constitutes a lien, but are not yet due and payable until October 1, 2018.
2. Easements, or claims of easements, not shown by the public records.
3. Easements, restrictions and setback lines as shown on recorded map.
4. Restrictions appearing of record in Instrument # 2003052200031800; amended in Instrument # 20030522000318010 and Instrument # 2004022400094790.
5. Transmission Line Permit to Alabama Power Company as set out in Instrument(s) recorded in Deed Book 102, Page 202; Deed Book 108, Page 337; Deed Book 102, Page 200; Deed Book 187, Page 53 and Deed Book 187, Page 61.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such right as recorded in Real 93, Page 861; Volume 258, Page 811; Volume 275, Page 41; Volume 291, Page 887; Real 116, Page 797; Deed Book 119, Page 83; Volume 224, Page 517; Volume 245, Page 600; Volume 245, Page 602 and Volume 245, Page 604.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

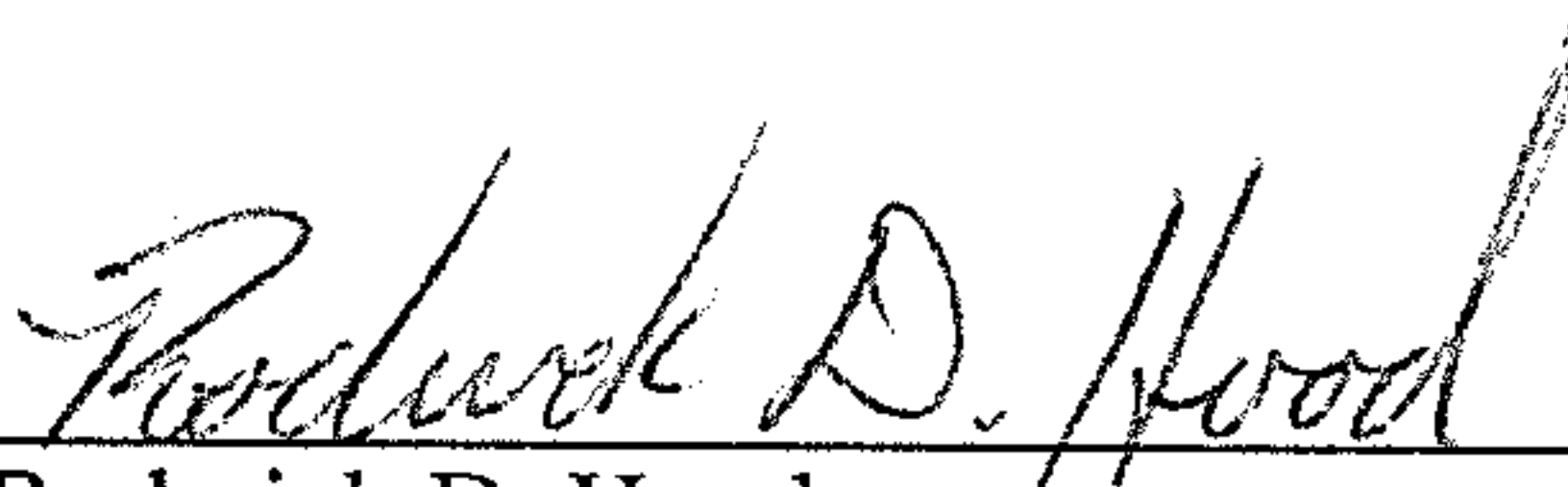
The subject property being conveyed herein is the same property as previously deeded in deeds recorded in Instrument # 20071227000579160 and Instrument # 20140900008660.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And GRANTORS do for themselves and for her heirs and assigns covenant with the said GRANTEE, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that

she is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals, this 11 day of December, 2017.

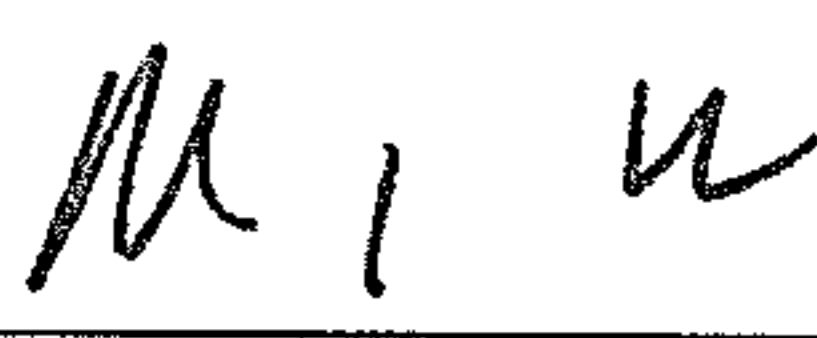
 (SEAL)
Roderick D. Hood

 (SEAL)
Natalie G. Williams Hood

THE STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Roderick D. Hood and Natalie G. Williams Hood, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said document, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of December, 2017.



NOTARY PUBLIC
My commission expires:

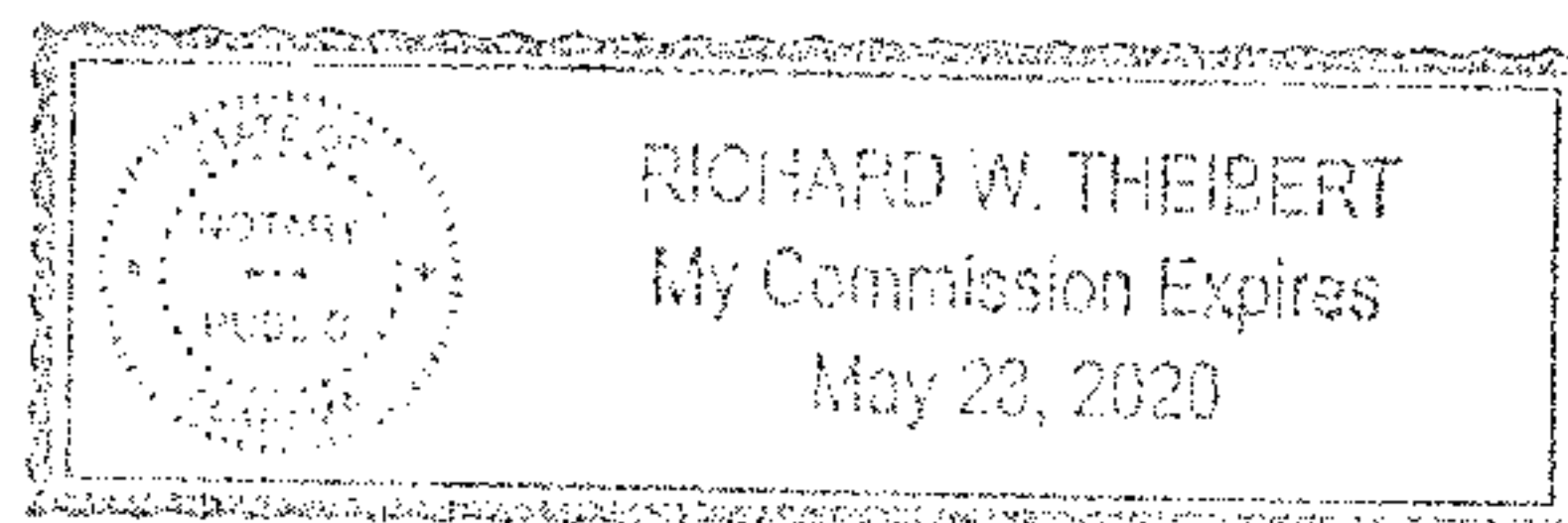


EXHIBIT "A"

Lot 246, according to the Final Plat of High Ridge Village, Phase 7, as recorded in Map Book 31, page 39, in the Probate Office of Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORM

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

Grantors' Name and Address:

Roderick D. Hood
Natalie G. Williams Hood

Grantee's Name and Address:

Shayla Hughes

115 Highview Cove
Pelham, AL 35124

Property Address:

115 Highview Cove
Pelham, AL 35124

Date of Conveyance: December 18, 2017

Purchase Price: \$157,490.00

OR

Assessed Market Value: \$

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

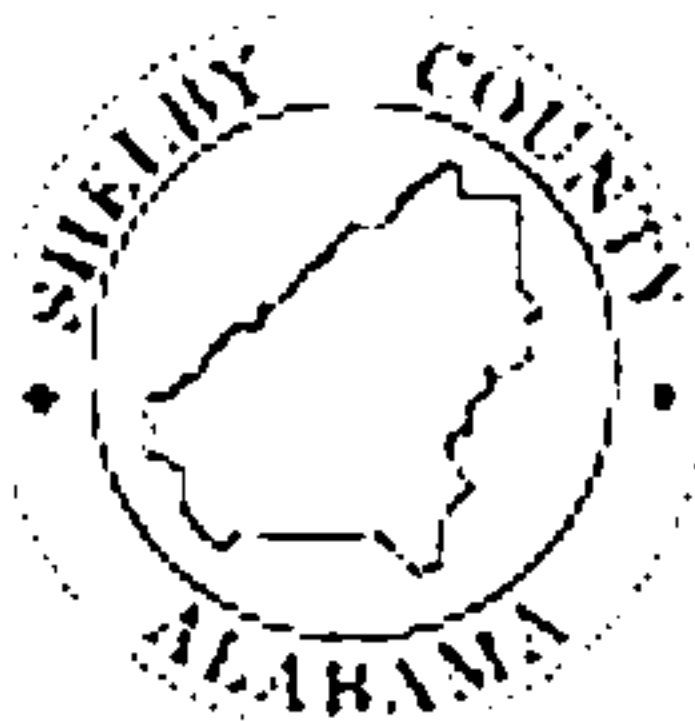
When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: December 18, 2017

Sign: Shayla Hughes
Print: Shayla Hughes
Circle One: Owner Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/09/2018 10:45:37 AM
\$25.00 CHERRY
20180109000008690

James W. Fuhrmeister