

20180205000038410

02/05/2018 12:14:35 PM

DEEDS 1/3

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
SCA Capital Assets, LLC
1061 Belvedere Cove
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Cynthia R. Hanna, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

SCA Capital Assets, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 35, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A and B, in the Probate Office of Shelby County, Alabama

\$215,000.00 of the proceeds come from a mortgage recorded simultaneously herewith. Cynthia R. Hanna is the surviving grantee of the deed recorded in Instrument No. 20050929000508350 as the other grantee Steven A. Hanna died on May 18, 2015.

Subject to:

- (1) 2018 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever,

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

IN WITNESS WHEREOF, I have set my hand and seal, this 17th day of

January, 2018.

Cynthia R. Hanna (Seal)
Cynthia R. Hanna

STATE OF Florida
Escambia COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Cynthia R. Hanna** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

2018

Given under my hand and official seal this 17 day of January

Kristi L Korte
Notary Public

My Commission Expires: July 11, 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 Cynthia R. Hanna
Mailing Address _____

Grantee's Name SCA Capital Assets LLC
Mailing Address 1061 Belvedere Lane

Property Address 2114 Eagle Ridge Drive
Birmingham AL 35242

Birmingham, AL 35242

Date of Sale 1-17-18

Total Purchase Price \$ 225,000.00

or
Actual Value \$ _____

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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 - 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 1-17-18

Print Dawn Bagwell Lee David P. Condon Jr.

Sign Dawn Bagwell Lee

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge
County Clerk
Shelby County, AL
02/05/2018 12:14:35 PM
\$31.00 CHERRY
20180205000038410

Form RT-1