

No Title Search Conducted

This instrument prepared by:
Hewitt L. Conwill
CONWILL & JUSTICE
106 S. Main Street
Post Office Box 557
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

137 Hillwood Lane
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20180227000062800 1/3 \$127.50
Shelby Cnty Judge of Probate: AL
02/27/2018 01:31:45 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED DOLLARS (\$100.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, FLOY S. HONEYCUTT, a widow, does grant, bargain, sell and convey unto JAY W. HONEYCUTT, and MARY H. GRIFFIN, the following described real estate situated in Shelby County, Alabama, to wit:

All of Lot 11 and a fractional part of Lot 12, both in Block One, Sector Two of the Resurvey of George's Subdivision of Keystone, according to map thereof recorded in the office of the Probate Judge of Shelby County, Alabama, in Map Book 4, page 11 thereof, the fractional part of said Lot 12 being more particularly described as follows: Beginning at the southeast corner of Lot 11 and run thence in a westerly direction along said lot line a distance of 85.25 feet to an iron pin for point of beginning; thence continue in a westerly direction and parallel with the south boundary line of Lot 10 in said Block One a distance of 108.43 feet, more or less, to the west boundary line of Lot 12; thence in a northerly direction along the west boundary line of said Lot 12 a distance of 40.28 feet, more or less, to the south right-of-way line of Brown Circle; thence in an easterly direction along said right-of-way line of Brown Circle a distance of 75.29 feet, more or less, to an iron pin; thence continue in a southeasterly direction along the west line of Lot 11 a distance of 81.42 feet, more or less, to the point of beginning.

Mineral and mining right are excepted and said property is conveyed subject to protective covenants and restrictions of record in the said Probate Judge's Office of Shelby County, Alabama.

Also;

The North 1/2 of Lot 10 and Lot 12 in block 1 Sector two of Resurvey of George's Subdivision of Keystone as recorded in Map Book 4, Page 11 in Probate Office, EXCEPT that portion of Lot 12 sold to A.M. Honeycutt and wife, Virginia R. Honeycutt as described in Deed Book 235 on Page 479 and EXCEPT that portion of Lot 12 sold to Wardie Crumpton and wife, Lorene R. Crumpton on the 18th day of August, 1969.

There is no mention of A. M. Honeycutt as Grantor herein because he is deceased.

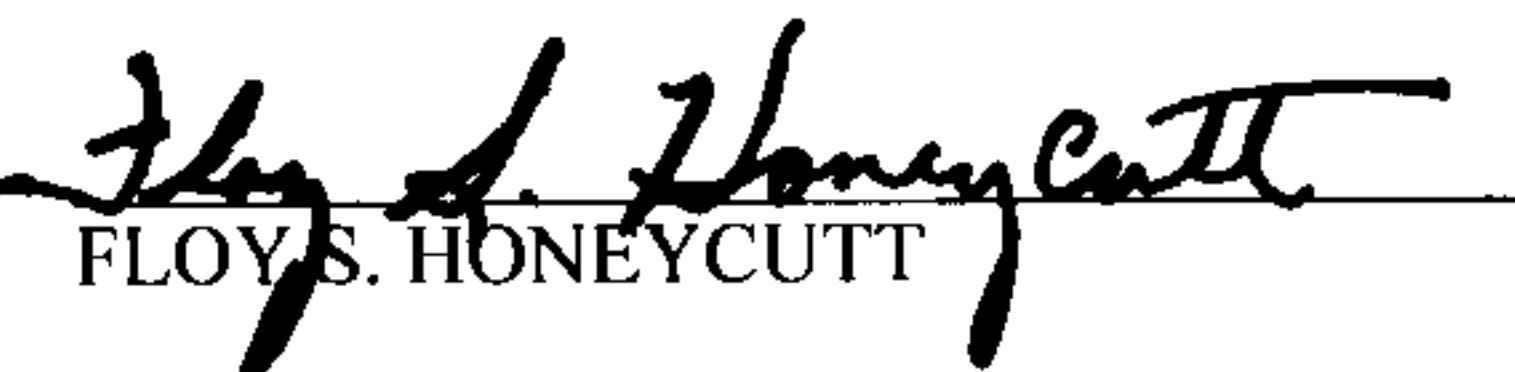
TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, 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 shall and my heirs, executors and administrators shall warrant and defend the same to the said Grantees against the lawful claims of all persons.

September IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 15th day of September, 2003.

Witness

Shelby County, AL 02/27/2018
State of Alabama
Deed Tax: \$106.50


FLOY S. HONEYCUTT

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Floy S. Honeycutt, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September 2003.

Honwick
Notary Public
My Commission Expires: 9-21-2004


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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 Floy Monycutt
Mailing Address 137 Hillwood Dr.
Alabaster, AL 35007

Grantee's Name Jay & Mary Monycutt
Mailing Address 137 Hillwood Dr.
Alabaster, AL 35007

Property Address 137 Hillwood Dr.
Alabaster, AL 35007

Date of Sale 9/19/03
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 106,300



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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 2-27-18

Print Mary H. Griffin

Sign Mary H. Griffin

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1