

This instrument was prepared by:

David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

20180316000086550
03/16/2018 11:19:29 AM
DEEDS 1/3

Send tax notice to:

Kim R. Hardy
2101 Cameron Circle
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Forty Three Thousand and 00/100 Dollars (\$443,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged,

Philip R. Fine and Davadeen Fine, as Trustees under the
Fine Living Trust, dated June 16, 1999, and any Amendments thereto

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

Kim R. Hardy

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

Lot 8, according to the Survey of St. Ives at Greystone, as recorded in Map Book 15 Page 70 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$420,850.00 of the proceeds come from a mortgage recorded simultaneously herewith.

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, her heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
29th day of January, 2018.

Fine Living Trust, dated June 16, 1999

BY: [Signature] (Seal)
Philip R. Fine
ITS: Trustee
1-29-18

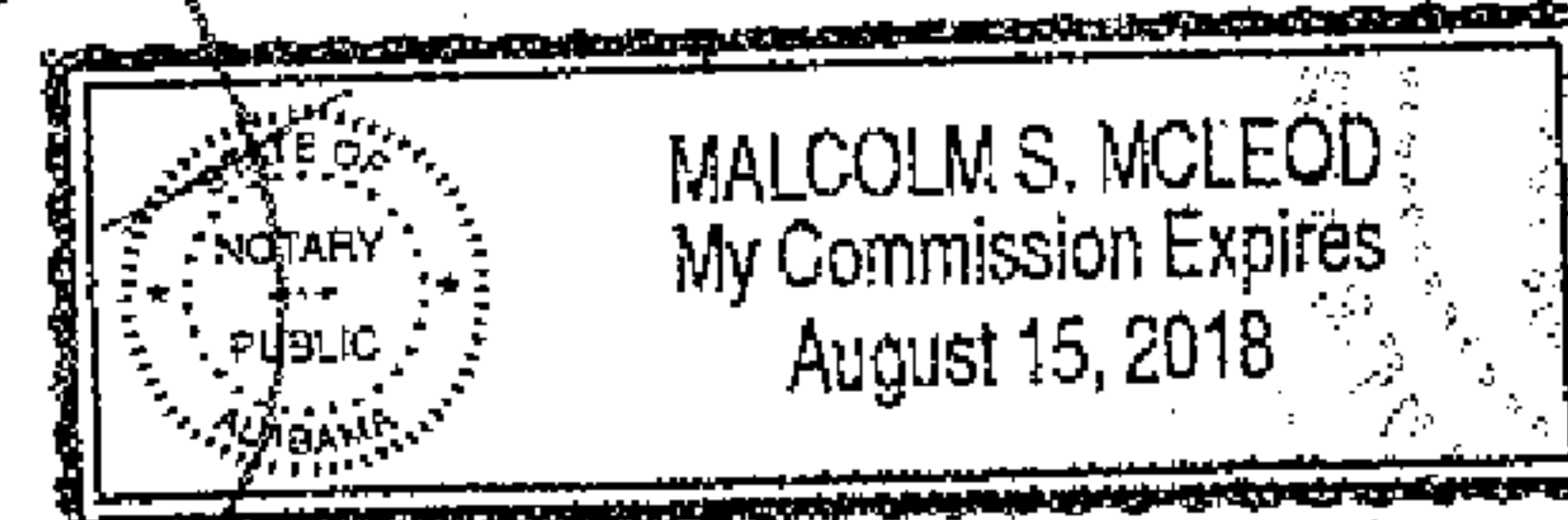
BY: [Signature] (Seal)
Davadeen Fine
ITS: Trustee
1-29-18

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
Philip R. Fine and Davadeen Fine, as **Trustees of Fine Living Trust, dated June 16, 1999**, whose
names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on
this day, that being informed of the contents of the conveyance, and with full authority as such **Trustees**,
they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2018.

[Signature] Notary Public
My Commission Expires: 8/15/18



Real Estate Sales Validation Form

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

Grantor's Name Phillip R. Fine
Mailing Address Dadeville, AL

Grantee's Name Kim Hardy
Mailing Address 2101 Cameron Creek
Birmingham, AL 35202

Property Address 2101 Cameron Cr
Birmingham, AL 35202

Date of Sale 1-29-2018

Total Purchase Price \$ 443,000.00

or

Actual Value

\$

20180316000086550 03/16/2018 11:19:29 AM DEEDS 3/3 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 - 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 1-29-18

Print

Sign

Dawn Bagwell for David P. Condon, LLC

Dawn Bagwell

(Grantor/Grantee/Owner/Agent) circle one

Unattested



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/16/2018 11:19:29 AM
\$43.50 CHERRY
20180316000086550

(verified by)

[Signature]

Form RT-1