
20180409000118030 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
04/09/2018 12:59:21 PM FILED/CERT

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Henry & Linda Austin
139 Hidden Creek Cove
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Fourteen Thousand Five Hundred and 00/100 Dollars (\$114,500.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, MEREDITH MEADOWS, an unmarried person (herein referred to as GRANTOR), do grant, bargain, sell and convey unto HENRY L. AUSTIN and LINDA D. AUSTIN, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 16, according to the Survey of Phase One Hidden Creek Townhomes, as recorded in Map Book 27, page 49, in the Probate Office of Shelby County, Alabama.

One Hundred Twelve Thousand Four Hundred Twenty Five and 00/100 Dollars (\$112,425.00) of the consideration is filed from a purchase money first mortgage filed simultaneously herewith.


Lynda D. Austin is one and the same as Linda D. Austin.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors, administrators, heirs, and assigns covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we and our executors, administrators, heirs and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/09/2018
State of Alabama
Deed Tax: \$2.50

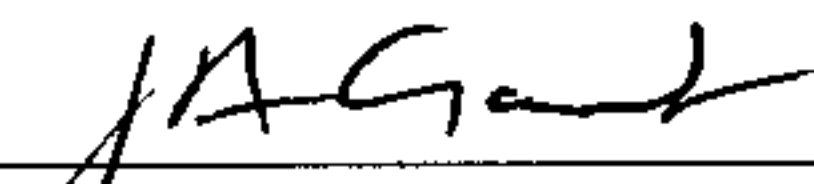
Dated this the 30th day of March, 2018.

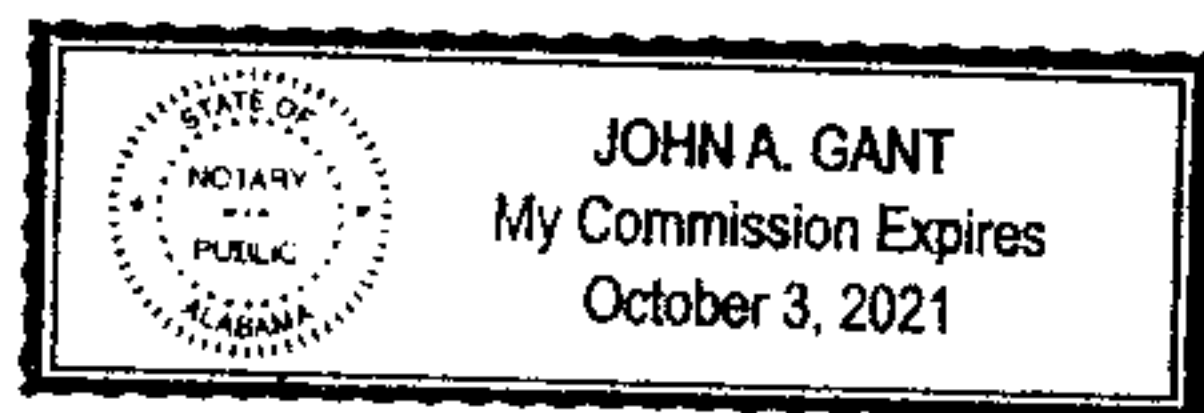

MEREDITH MEADOWS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MEREDITH MEADOWS, 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.

Given under my hand and official seal this the 30th day of March, 2018.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2021



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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 Meredith Meadows
Mailing Address 511 Canyon Park Dr.
Pelham, AL 35124

Grantee's Name Henry & Linda Austin
Mailing Address 139 Hidden Creek Cove
Pelham, AL 35124

Property Address 139 Hidden Creek Cove
Pelham, AL 35124

Date of Sale 3/30/18
Total Purchase Price \$ 114,500.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage ☒ Closing Statement
☐ Bill of Sale ☐ Other
☒ Sales Contract

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

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

Date 3/30/18

Print John A. Gant

Sign 
(Owner (Agent) circle one)

