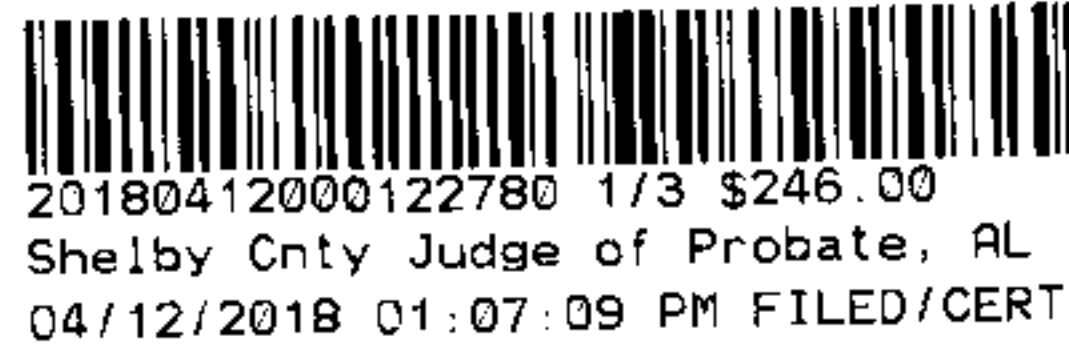




This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Patrick Small & Ann C. Hollis
1309 Deerhurst Ct.
Hoover, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 04/12/2018
State of Alabama
Deed Tax: \$225.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Six Hundred Five Thousand and 00/100 Dollars (\$605,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, BEN B. HENSON, a married person, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto PATRICK SMALL and ANN CONSTANTINE HOLLIS, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 839, according to the Survey of Greystone Legacy 8th Sector Phase II, as recorded in Map Book 31, page 45 A, B & C, in the Probate Office of Shelby County, Alabama.

The subject property does not constitute the homestead of Grantor Ben B. Henson or his spouse.

Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

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

Dated this the 30th day of March, 2018.

20180412000122780 2/3 \$246.00
Shelby Cnty Judge of Probate, AL
04/12/2018 01:07:09 PM FILED/CERT



BEN B. HENSON

STATE OF TENNESSEE
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BEN B. HENSON, 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, he executed the same voluntarily on the day the same bears date.

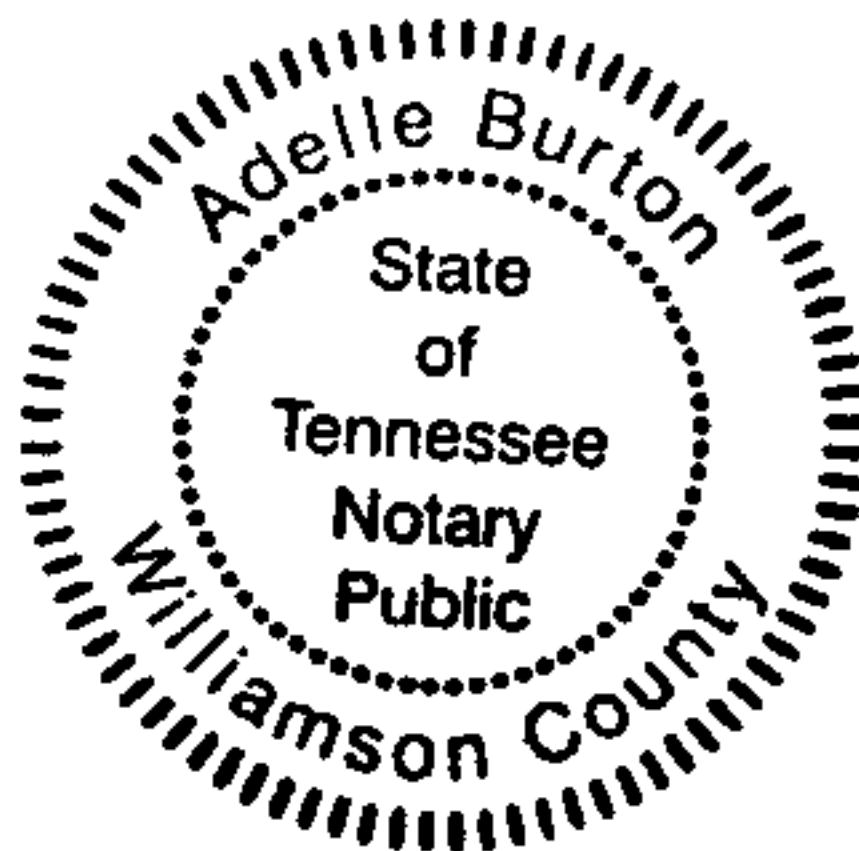
Given under my hand and official seal this the 29 day of March, 2018.



NOTARY PUBLIC:

My commission expires:

10-23-2021



Real Estate Sales Validation Form

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

Grantor's Name Ben B. Henson
Mailing Address 1431 Wolf Creek Dr.
Nolensville, TN 37135

Grantee's Name Patrick Small & Ann Hollis
Mailing Address 1309 Deerhurst Ct.
Hoover, AL 35242

Property Address 1309 Deerhurst Ct.
Hoover, AL 35242

Date of Sale 3/30/18
Total Purchase Price \$ 605,000.00
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
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other


20180412000122780 3/3 \$246.00
Shelby Cnty Judge of Probate, AL
04/12/2018 01:07:09 PM FILED/CERT

* 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