

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

20180426000141160
04/26/2018 12:12:24 PM
DEEDS 1/4

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to us by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, DENNIS HIGHTOWER AND WIFE RUBY W. HIGHTOWER, the undersigned Grantors, do grant, bargain, sell and convey our interest, to DENNIS HIGHTOWER AND RUBY W. HIGHTOWER TRUSTEES OF THE HIGHTOWER FAMILY TRUST DATED APRIL 17, 2018, Grantees, in and to the following described real property, situated in SHELBY County, Alabama, viz:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS
HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET
OUT HEREIN.**

Subject to: (1) Ad valorem taxes for current and subsequent years;
(2) Easements, restrictions reservations, rights-of-way,
limitations, covenants and conditions of record.
(3) Mineral and mining rights not owned by the Grantor.

SEND TAX NOTICE TO:
DENNIS HIGHTOWER
5364 RIVERBEND TRAIL
HOOVER, AL 35244

This property constitutes the homestead of the Grantor and the Grantor's Spouse.

This deed prepared without benefit of title examination or survey and was prepared

20180426000141160 04/26/2018 12:12:24 PM DEEDS 2/4

from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

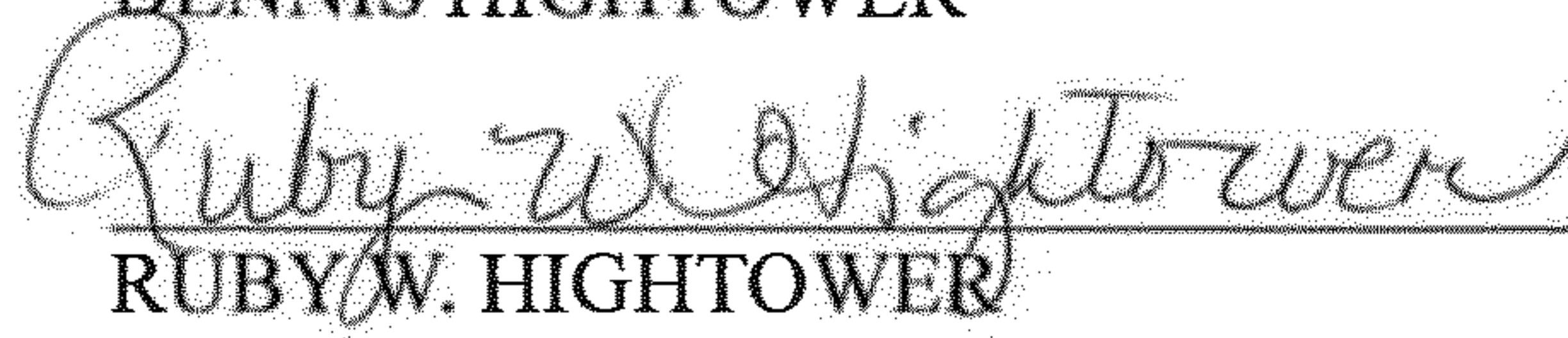
And We do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that We are lawfully seized in fee simple of said real property, and that it is free from all encumbrances unless stated herein; that We have a good right to sell and convey the same as aforesaid; that We will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS, WHEREOF, We have hereunto set our hands and seals, this Tuesday, April 17, 2018.

 (SEAL)

DENNIS HIGHTOWER

(SEAL)

 (SEAL)

RUBY W. HIGHTOWER

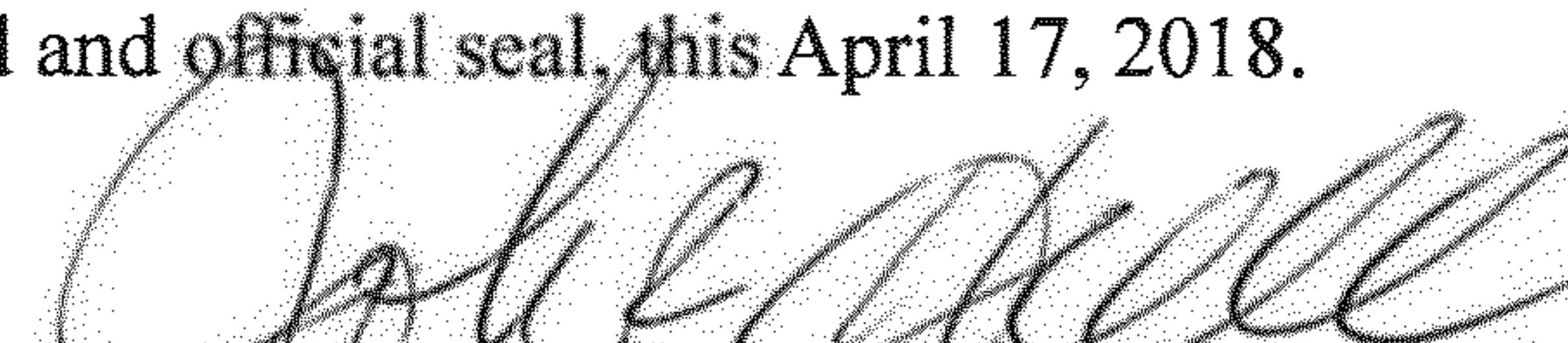
(SEAL)

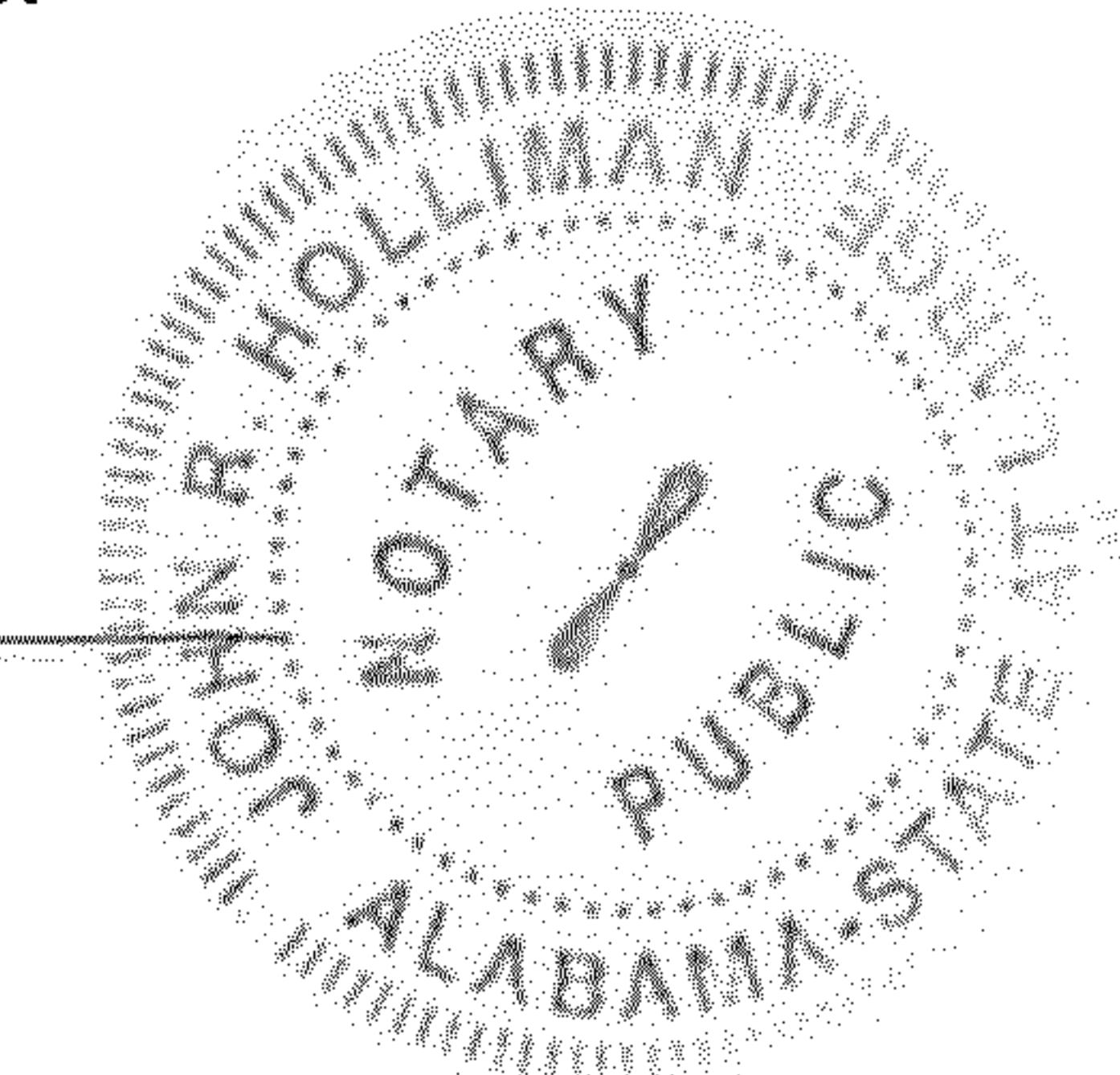
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that DENNIS HIGHTOWER AND WIFE RUBY W. HIGHTOWER 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, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this April 17, 2018.


Notary Public



20180426000141160 04/26/2018 12:12:24 PM DEEDS 3/4
Exhibit A

Lot 31, according to the Amended Map of Lots 31 and 32, Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 15, Page 95 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Real Estate Sales Validation Form

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

Grantor's Name Dennis Hightower & Ruby Hightower
Mailing Address 5364 Riverbend Trail
Hoover, AL 35244

Grantee's Name Dennis Hightower & Ruby Hightower,
Mailing Address Trustees of the Hightower Family Trust
5364 Riverbend Trail
Hoover, AL 35244

Property Address 5364 Riverbend Trail
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
Assessor's Market Value \$ 240,000

20180426000141160

04/26/2018 12:12:24 PM DEEDS 4/4

or

Assessor's Market Value \$ 240,000

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 Tax Assessor

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 4/26/2018

Print John R. Holloman

Unattested

Sign John R. Holloman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/26/2018 12:12:24 PM
\$264.00 CHERRY
20180426000141160

Form RT-1