

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
JAIMIE NESMITH

130 SHELBY FOREST
CHELSEA, AL 35043

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$199,500.00)* to the undersigned Grantor, CHRISTOPHER S HOOD AND WIFE, STACEY S HOOD, (hereinafter referred to as Grantor, whose mailing address is 130 SHELBY FOREST, CHELSEA, AL 35043), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JAIMIE M NESMITH (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF FOREST ESTATES, AS RECORDED IN MAP BOOK 21, PAGES 117A, AND 117B, IN THE PROBATE OFFICE OF SHELBY COUNTY. ALABAMA.

Property address: 130 SHELBY FOREST, CHELSEA, AL 35043

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

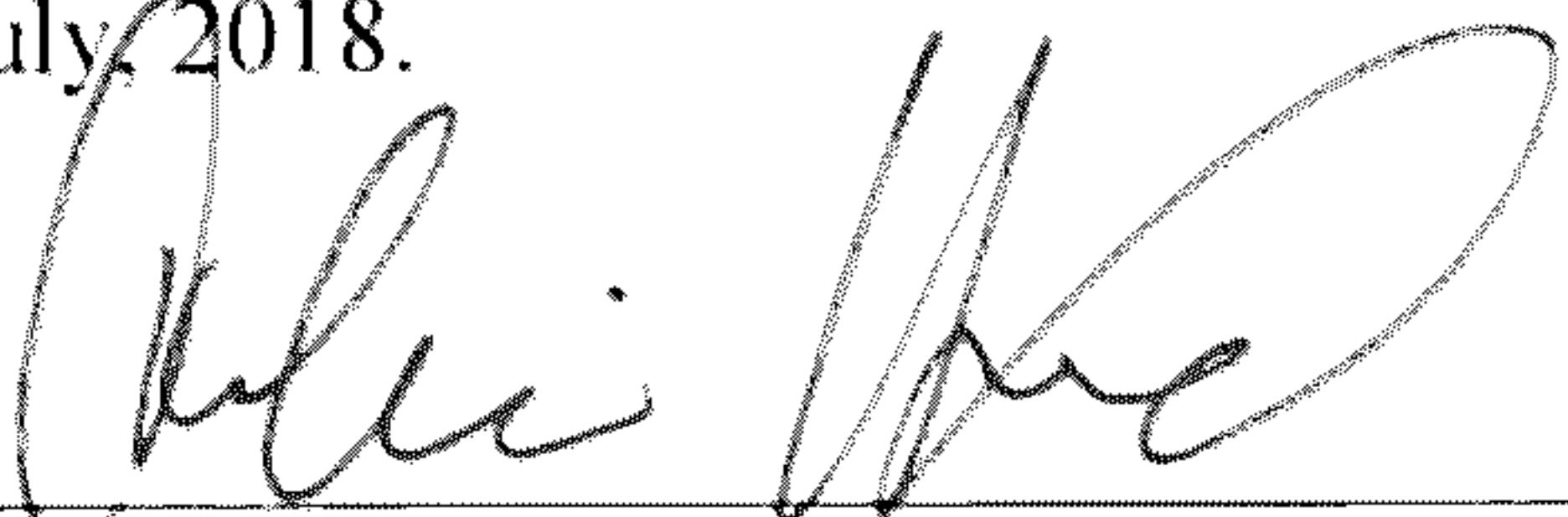
Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Subdivision restrictions as shown on recorded plat in Map Book 21, page 117 provide for Construction of Single Family Residences only.
5. Declaration of Protective Covenants as recorded in Instrument 1996-33644, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, recorded in Deed Book 231, page 207, in the Probate Office of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Real 44, page 615, in the Probate Office of Shelby County, Alabama.
8. Agreement recorded in Real 125, page 676, in the Probate Office of Shelby County, Alabama
9. Restrictions appearing of recorded in Instrument 1998-41314 and corrected by Affidavit recorded in Instrument 20090731000294280, in the Probate Office of Shelby County, Alabama.

\$201,515.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 19th day of July, 2018.

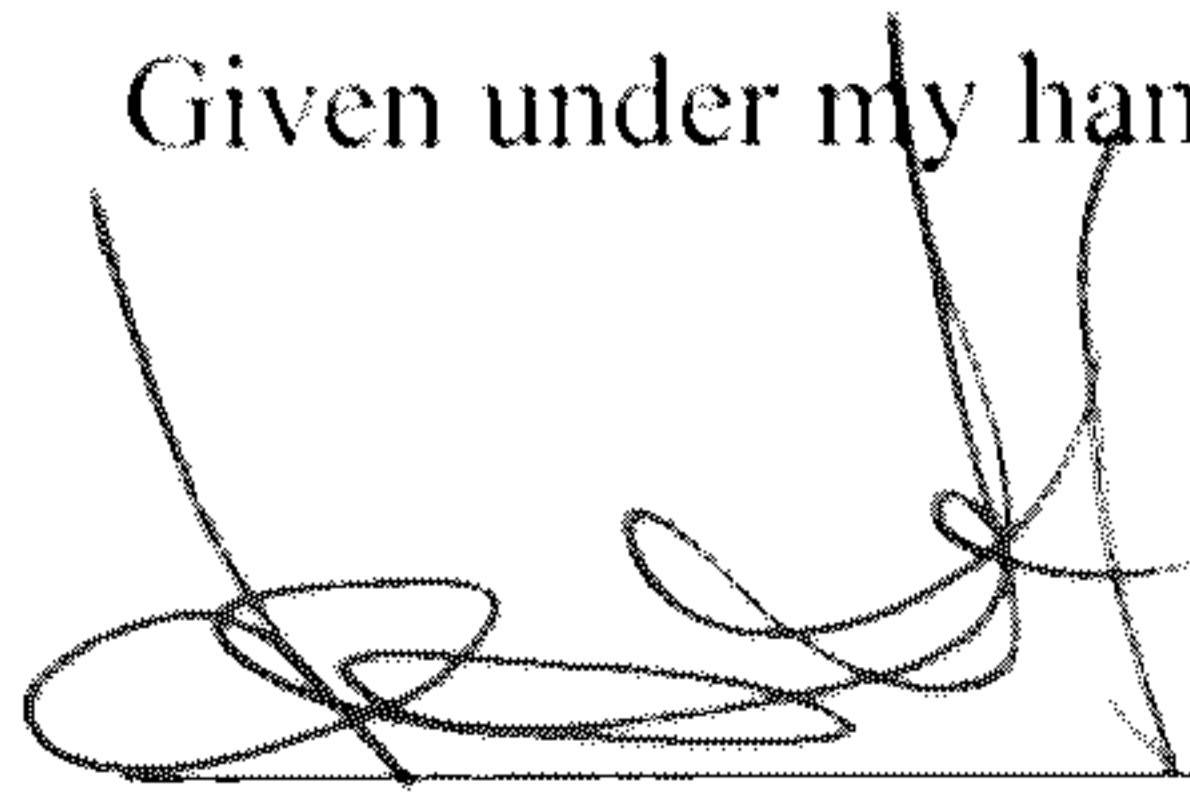

CHRISTOPHER S HOOD


STACEY S HOOD

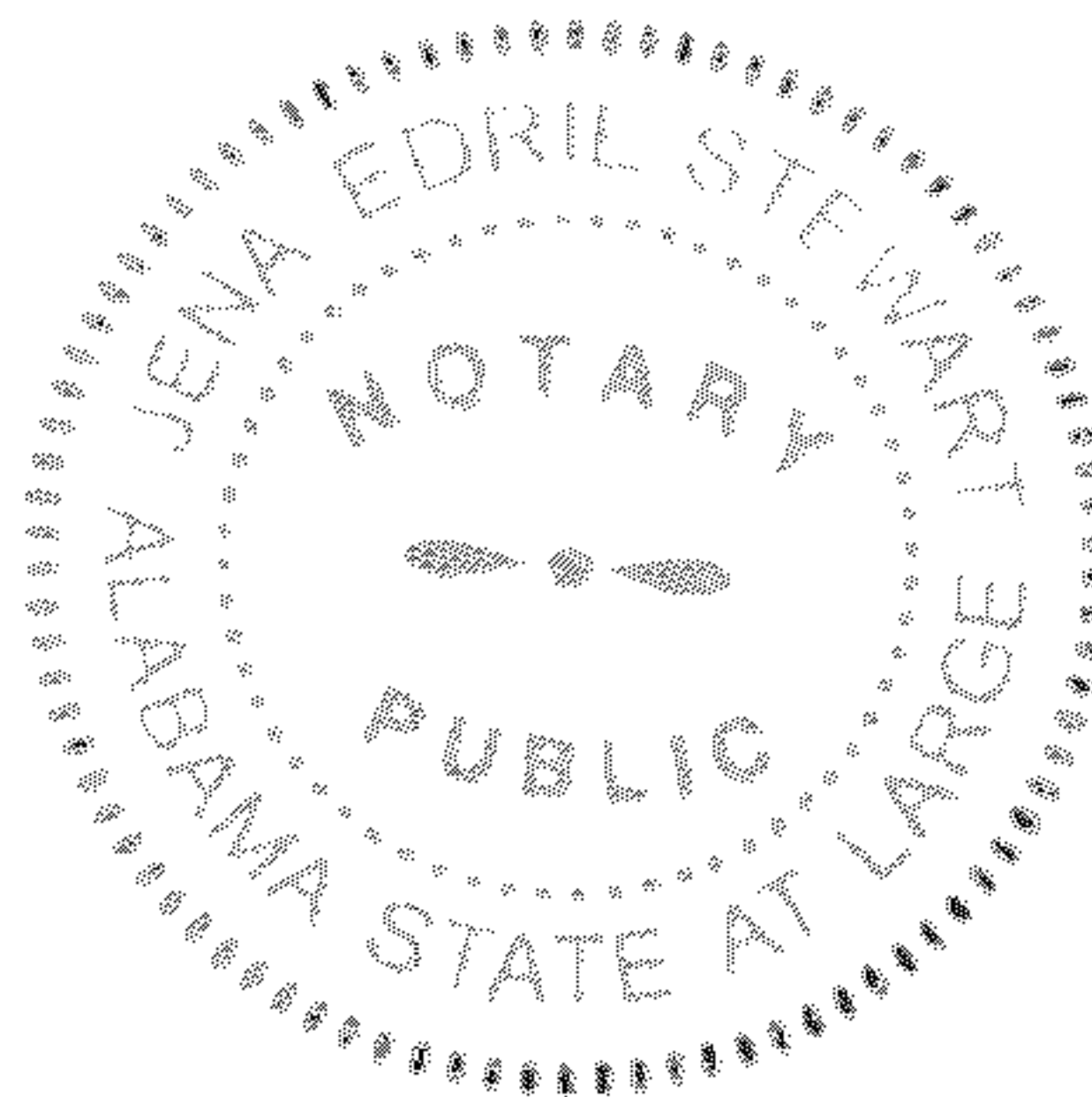
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHRISTOPHER S HOOD and, Stacey S Hood, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2018.


NOTARY PUBLIC

10/2/18



Real Estate Sales Validation Form

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

20180720000258260 07/20/2018 09:18:05 AM DEEDS 3/3

Grantor's Name: CHRISTOPHER S
HOOD

Grantee's Name: JAIMIE NESMITH

Mailing Address: 130 SHELBY FOREST
CHELSEA, AL 35043

Mailing Address: 130 SHELBY FOREST
CHELSEA, AL 35043

Property Address: 130 SHELBY FOREST
CHELSEA, AL 35043

Date of Sales July 19th, 2018

Total Purchase Price: (\$199,500.00)

Actual Value: \$

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	☐	Tax Appraisal
☐	Sales Contract	☐	Other Tax Assessment
☒	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: July 19th, 2018

Print Laura L. Barnes

Unattested

Sign

(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
07/20/2018 09:18:05 AM
\$22.00 CHERRY
20180720000258260

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over a horizontal line.