

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Regina Hamilton

171 Cotton Circle
Vincennes AL 35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOURTEEN THOUSAND TWO HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$14,250.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Katie E. Thomas, a single woman (herein referred to as Grantors)***, grant, bargain, sell and convey unto, ***Regina Hamilton (herein referred to as Grantee)***, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

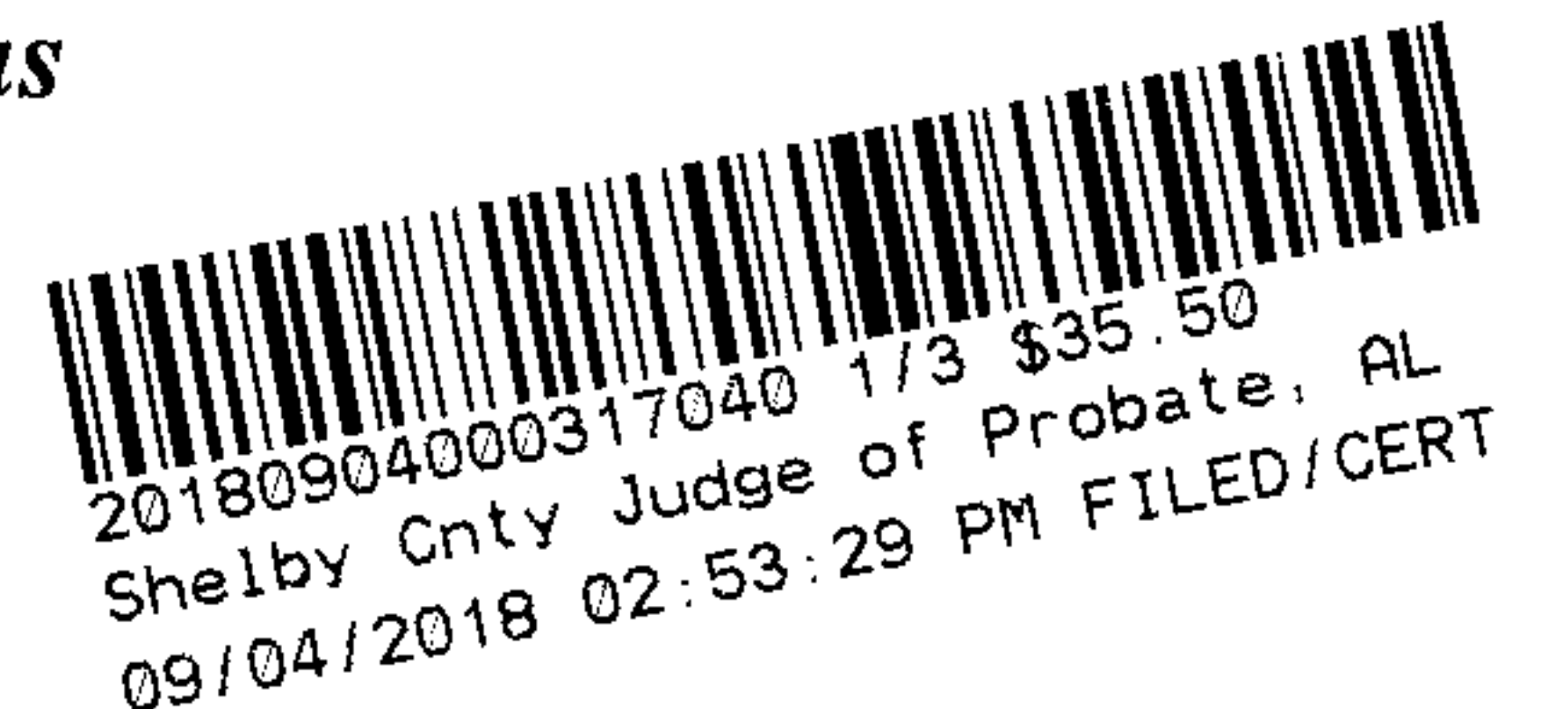
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of August, 2018.

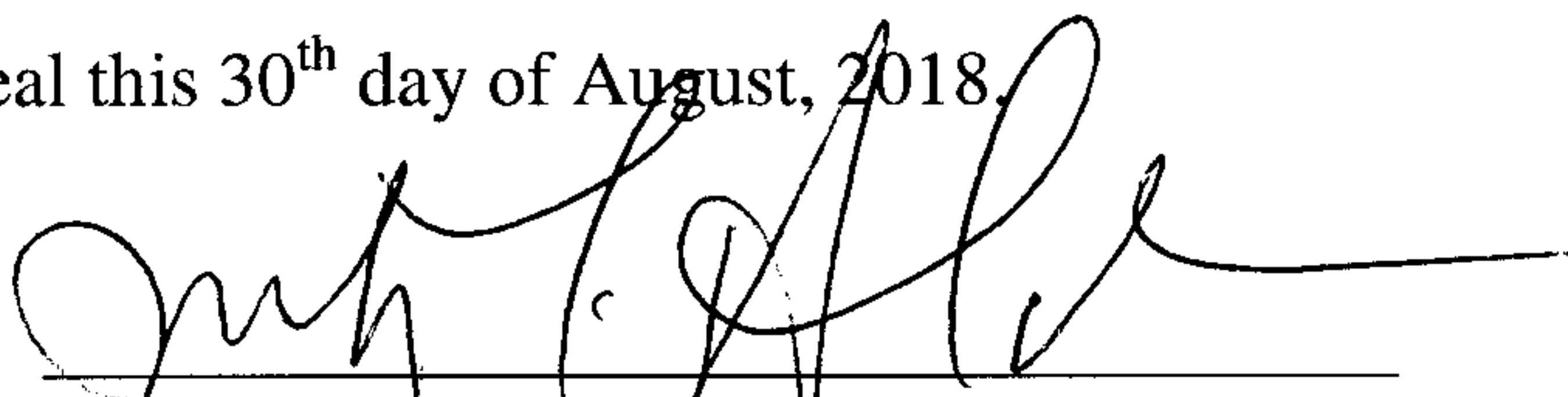

Katie E. Thomas

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Katie E. Thomas***, 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 30th day of August, 2018.


Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 09/04/2018
State of Alabama
Deed Tax: \$14.50

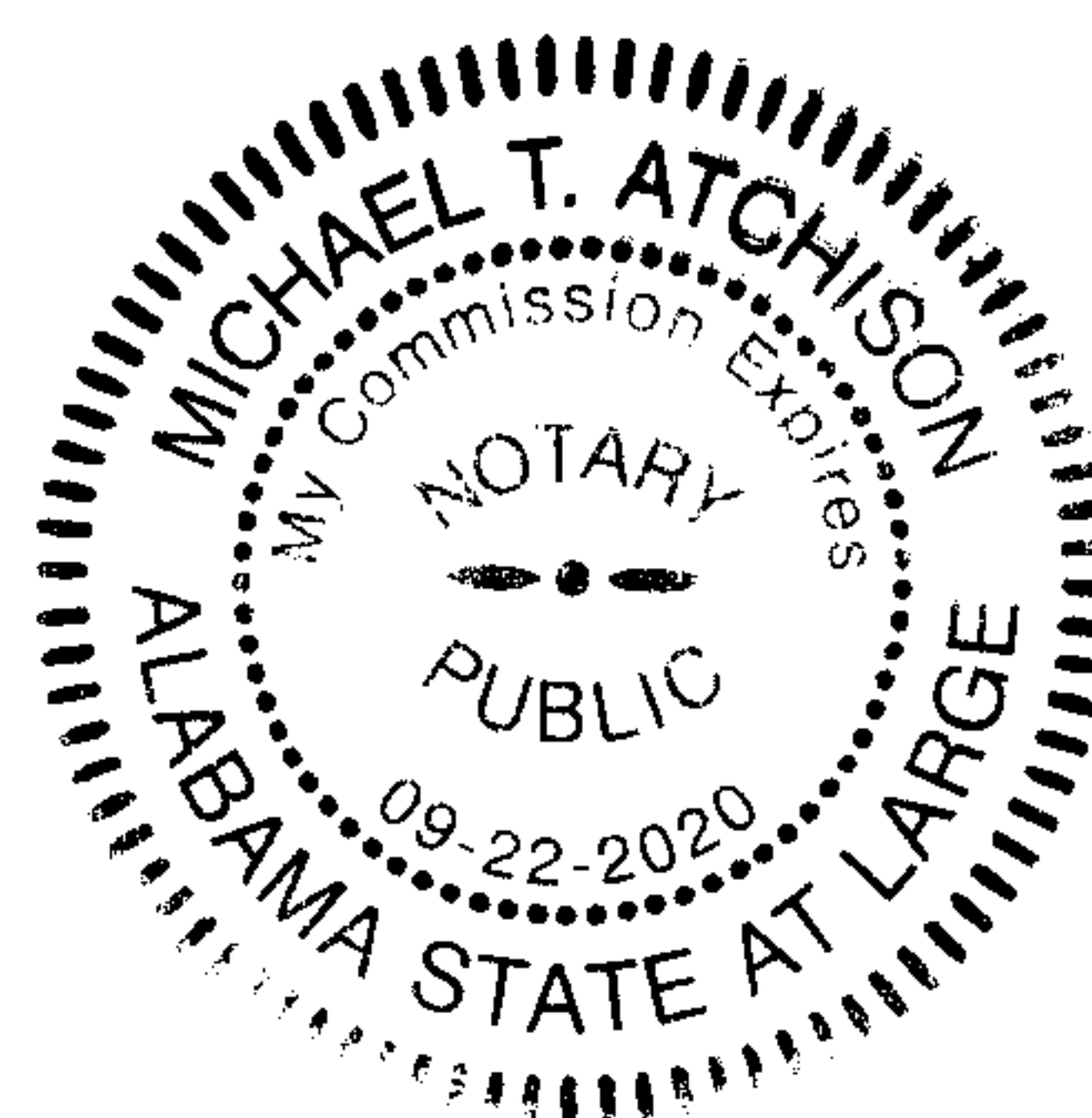
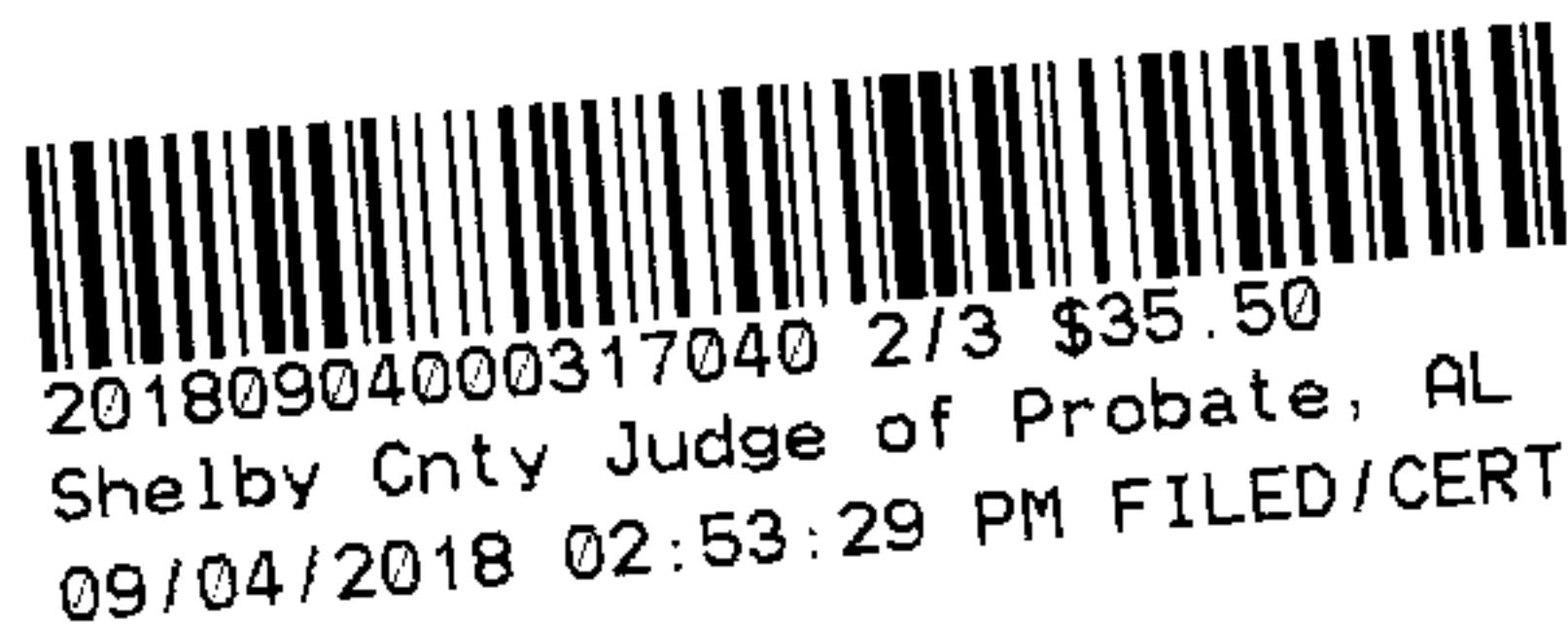


EXHIBIT "A"- LEGAL DESCRIPTION

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the Southeast corner of Lot 30 The Willows Phase One, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 27, Page 62; thence N 87 deg 57' 16" W along the South line of said Lot 30 a distance of 209.89' to a point on the East line of Lot 36 The Willows Phase One; thence S 02 deg 02' 44" W along said line a distance of 81.27' to the Northeast corner of Lot 35 The Willows Phase One; thence S 22 deg 55' 38" E along the East line of Lot 35 a distance of 115.68' to the Northwest corner of Lot 33 The Willows Phase One; thence S 87 deg 57' 16" E along the North line of Lot 33 a distance of 156.67' to a point on the westerly right-of-way line of Cotton Circle (60' right-of-way), said point being the Northeast corner of Lot 33; thence N 03 deg 29' 13" E along said right-of-way a distance of 186.20' to the point of beginning.



Real Estate Sales Validation Form

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

Grantor's Name Katie E. Thomas
Mailing Address 171 Cotton Circle
Vincent AL 35178

Grantee's Name Regina Hamilton
Mailing Address 171 Cotton Cir
Vincent AL 35178

Property Address Acerge Se
21-19-21E

Date of Sale August 30, 2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 14,250.00

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's Value

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 8-30-18

Print Katie E. Thomas

Unattested

Sign Katie Thomas

(Grantor/Grantee/Owner/Agent) circle one

20180904000317040 3/3 \$35.50
Shelby Cnty Judge of Probate, AL
09/04/2018 02:53:29 PM FILED/CERT

Form RT-1