

20181207000429060
12/07/2018 03:57:08 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seven Thousand Dollars (\$107,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Richard H. Hudson Jr. and wife, Sheila Marie Hubbard Hudson**, (herein referred to as grantor), grant, bargain, sell and convey unto **Keiko Peoples**, (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 7 in Block 2, according to the resurvey of Breckenridge Park, as recorded in Map Book 9, Page 110 A&B, in the Office of the Judge of Probate Shelby County, Alabama.

For ad valorem tax purposes only, the address for the above described property is 501 Hillsboro Lane, Helena, AL 35080.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

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

In Witness Whereof, I have hereunto set my hand and seal this 19th day of November, 2018.

Richard H. Hudson Jr.
Richard H. Hudson Jr.

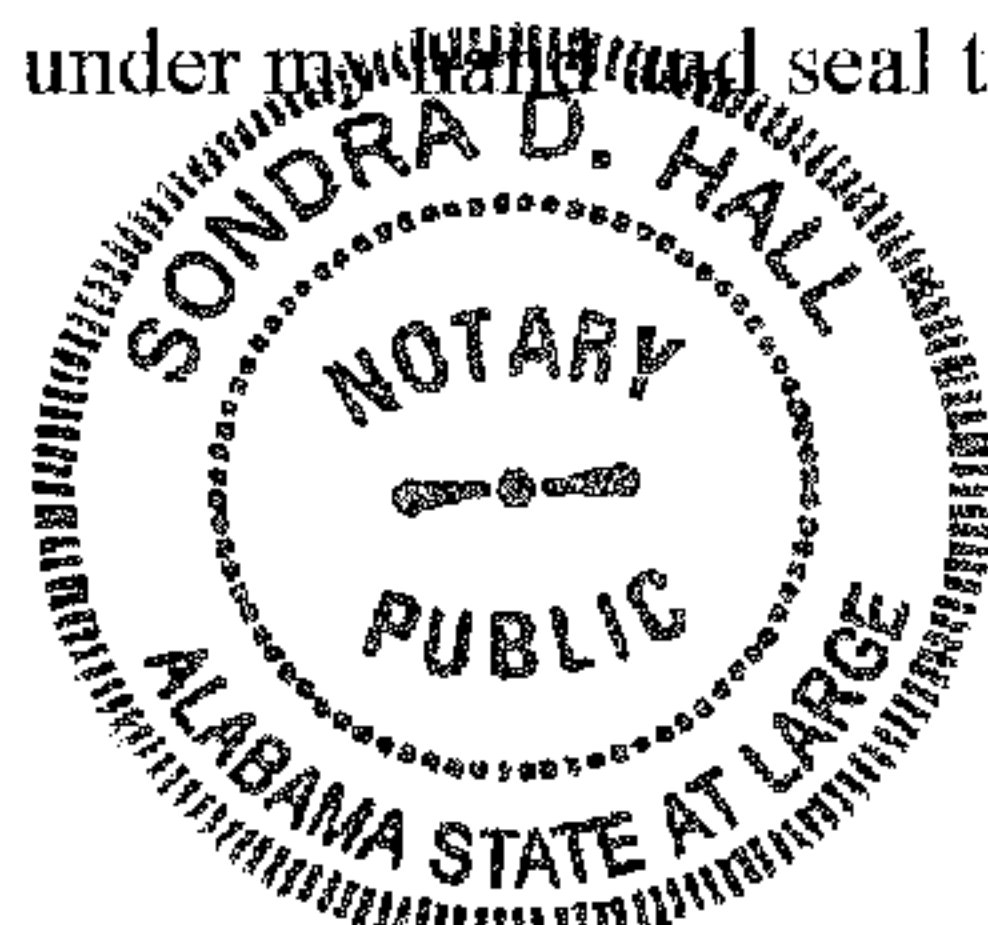
Sheila Marie Hubbard Hudson
Sheila Marie Hubbard Hudson

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Richard H. Hudson Jr. and Sheila Marie Hubbard Hudson, 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 seal this the 19th day of November, 2018.



[Signature]
NOTARY PUBLIC
My Commission Expires: 12/4/20

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830 AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Richard H. Hudson, Jr
Mailing Address 7812 Co Rd 51
Clanton, AL 35046

Grantee's Name Keiko Peoples
Mailing Address 1102 Grand Oaks Drive
Bessemer, AL 35022

Property Address 501 Hillsboro Lane
Helena, AL 35080

Date of Sale 11/19/18
Total Purchase Price \$ 107,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2018 03:57:08 PM
\$20.00 CHERRY
20181207000429060

Leanne G. Ward

or
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 _____

Print Leanne G. Ward

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one