

SEND TAX NOTICE TO:
Garret D. Henderson and Candice Blair
Hamilton
526 Cahaba Manor Lane
Pelham, Alabama 35124

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20181214000437550
12/14/2018 10:42:21 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Five Thousand dollars & no cents (\$175,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Sarina Davis, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Garret D. Henderson and Candice Blair Hamilton** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF CROSSCREEK COVE, AS RECORDED IN MAP BOOK 32, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 175,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Easement for entrance to Meadow Wood Apartments and the restrictions on use of the real property as rental property, each as referenced in that certain General Warranty Deed recorded as Instrument No. 20030407000205650.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20031216000807520 in the Probate Office of Shelby County, Alabama.

Right-of-way granted to Alabama Power Company recirded in Volume 108, Page 379 and Probate Minutes 28, Page 965.

25' set back on the Northerly, Easterly, and Southerly property llines as noted on the Plat of Crosscreek Cove, recorded in Plat Book 32, page 72 of the public records of Shelby County, Alabama.


10' easement on rear lot line as shown on recorded Map Book 32, Page 72.

Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

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, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **December 13, 2018** .

 (Seal)
Sarina Davis

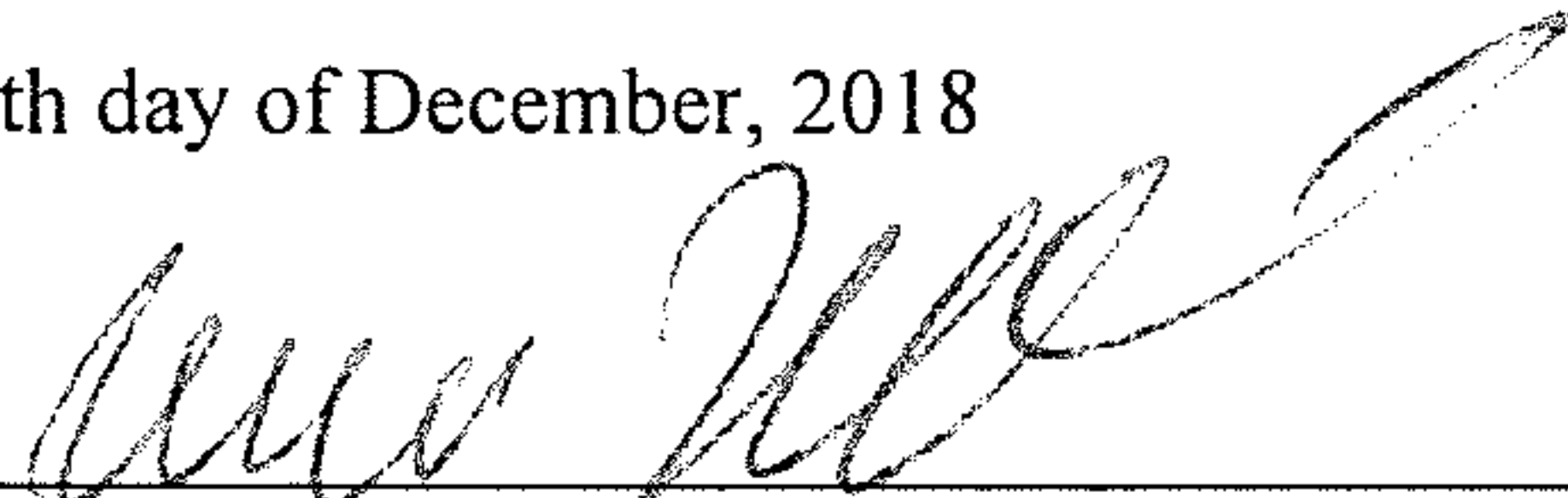
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sarina Davis, an unmarried woman** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2018


Notary Public.

(Seal)

My Commission Expires:

1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

20181214000437550 12/14/2018 10:42:21 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Sarina Davis

Grantee's Name Garret D. Henderson and Candice Blair
Hamilton

Mailing Address 6050 English Village Lane
Birmingham, Alabama 35242

Mailing Address 526 Cahaba Manor Lane
Pelham, Alabama 35124

Property Address 526 Cahaba Manor Lane
Pelham, Alabama 35124

Date of Sale 12/13/2018

Total Purchase Price \$175,000.00

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

X 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 December 13, 2018

Print Garret D. Henderson

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

_____ Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2018 10:42:21 AM
\$22.00 CHERRY
20181214000437550

Allen S. Bayl