

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Patrick Adam Hyde
137 Mayfair Lane
Calera, AL 35040

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **WILLIAM PALACIOS, a married man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **PATRICK ADAM HYDE** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 203, according to the Amended Map of Final Plat of Camden Cove, Sector 6, as recorded in Map Book 30, Page 54, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$126,100.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with his heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 4th day of February, 2019.



Handwritten signature of William Palacios in black ink, written over a horizontal line.

WILLIAM PALACIOS

STATE OF ALABAMA

)

COUNTY OF JEFFERSON

)

)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WILLIAM PALACIOS**, 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 instrument, he executed the same voluntarily on the day the same bears date.

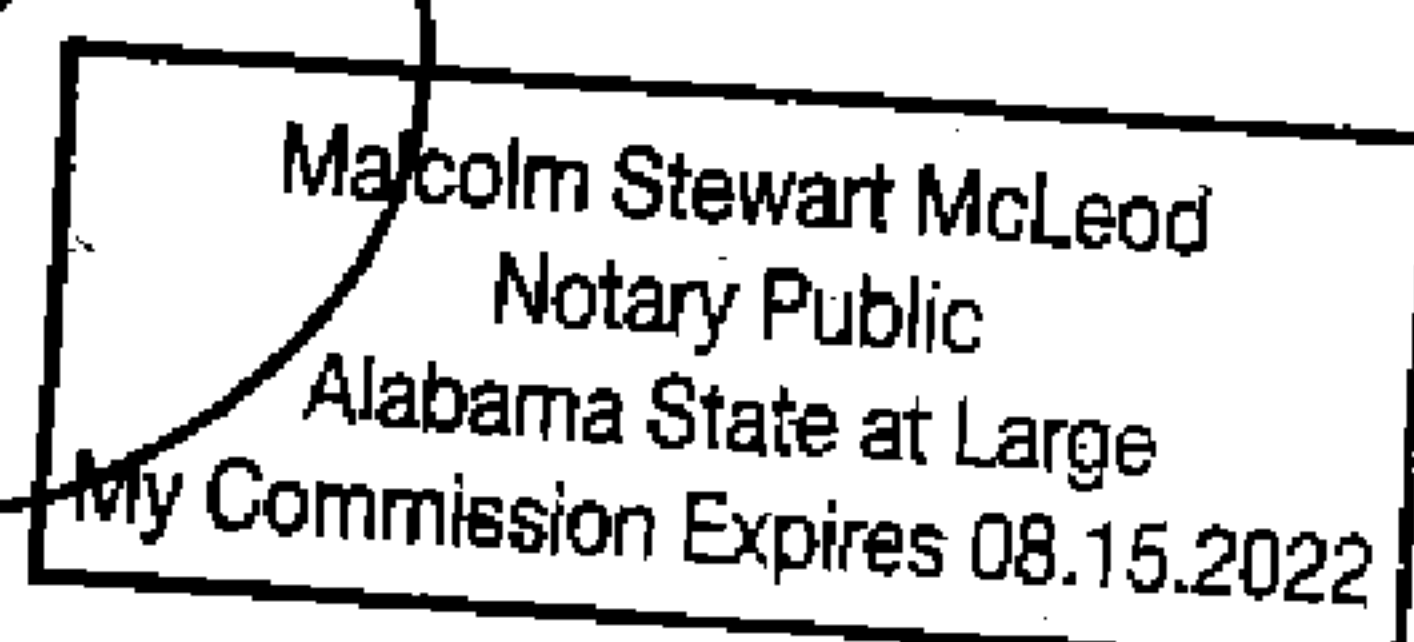
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of February, 2019.



Handwritten signature of the Notary Public in black ink, written over a horizontal line.

NOTARY PUBLIC

My commission expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name WILLIAM PALACIOSGrantee's Name PATRICK ADAM HYDEMailing Address 109 HEATHER LANE
PELHAM, AL 35124Mailing Address 137 MAYFAIR LANE
CALERA, AL 35040Property Address 137 MAYFAIR LANE
CALERA, AL 35040Date of Sale February 4, 2019Total Purchase Price \$130,000.00

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
☐ 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 February 4, 2019Print Malcolm S. McLeod UnattestedSign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 190135



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/05/2019 02:49:39 PM
 \$25.00 CHARITY
 20190205000038540

Allen S. Bayl

Form RT-1
 Alabama 08/2012 LSS