

This instrument was prepared by
Gilbert M. Sullivan, Jr.
Gilbert M. Sullivan, Jr. PC
2100-C Rocky Ridge Road
Birmingham, Alabama 35216
(205) 979-6260

SEND TAX NOTICE TO:
NANCY M. HURST
4015 Guilford Road
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

#227,400

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$10.00 (Ten Dollars and no/100 dollars)** and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **NANCY M. HURST**, an unmarried woman, (herein referred to as "Grantor"), grants, bargains, sells and conveys her rights, title and interests unto **NANCY M. HURST, ROBIN C. FIPPS, KIMBERLY FIPPS CHOBAC and REBEKAH HURST KINNEY**, as **Joint Tenants with Rights of Survivorship** (herein referred to as "Grantees") representing all of her rights, title and interest to the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 58, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 3, as recorded in Map Book 24, Page 27, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for 2019 and subsequent years, not yet due and payable
2. Easements, covenants, setbacks, agreements, restrictions, rights-of-way and any reservations of oil, gas and mineral rights of record, and any other matters of record in the Probate Office of Shelby County, Alabama

Parcel ID No. 03 8 34 0 012 043.000

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.


TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of February, 2019.

(SEAL)


NANCY M. HURST


20190213000046920 1/3 \$194.00
Shelby Cnty Judge of Probate, AL
02/13/2019 11:51:04 AM FILED/CERT

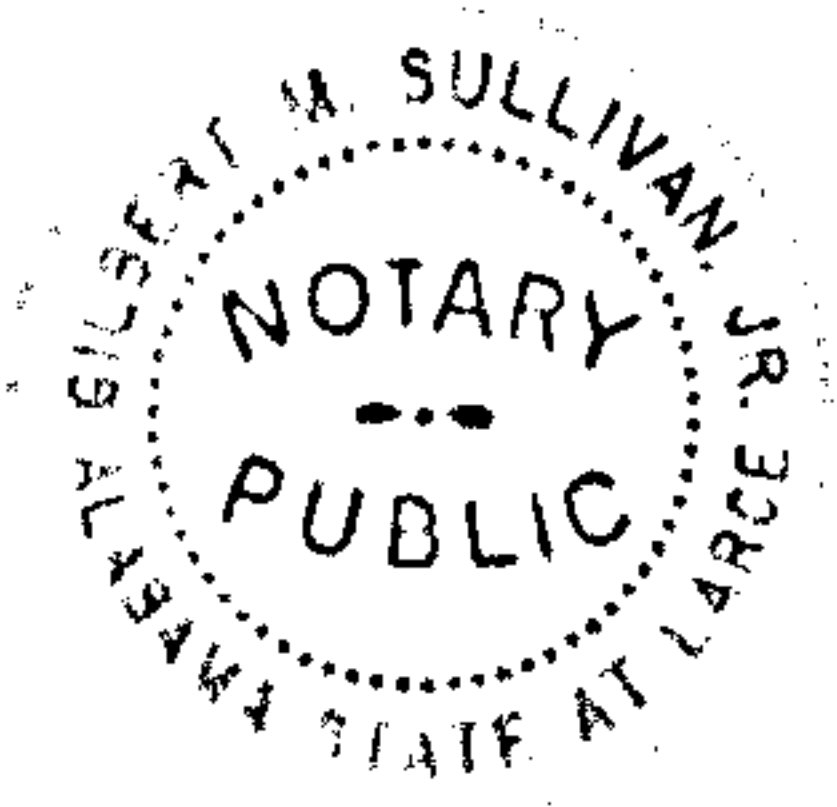
Shelby County, AL 02/13/2019
State of Alabama
Deed Tax: \$171.00

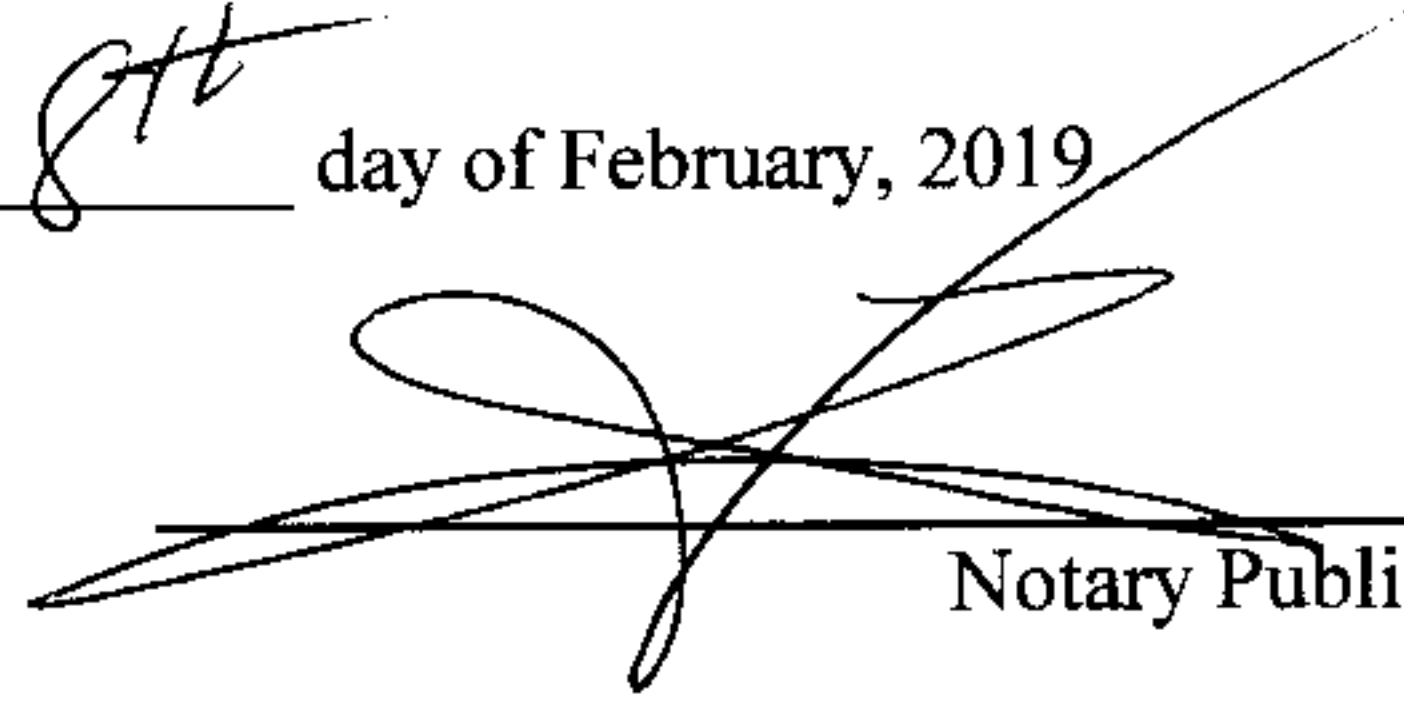
STATE OF ALABAMA
SHELBY COUNTY

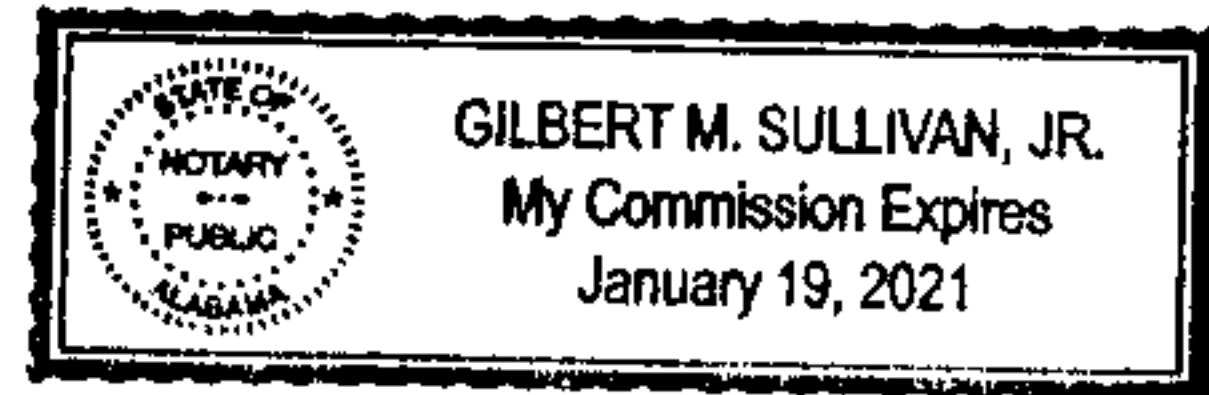
General Acknowledgment


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NANCY M. HURST**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under our hands and official seals this 8th day of February, 2019




Notary Public




20190213000046920 2/3 \$194.00
Shelby Cnty Judge of Probate, AL
02/13/2019 11:51:04 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name NANCY M. HURST
Mailing Address 4015 GUILFORD ROAD
BIRMINGHAM, AL 35242

Grantee's Name NANCY M. HURST, ET AL
Mailing Address 4015 GUILFORD ROAD
BIRMINGHAM, AL 35242

Property Address 4015 GUILFORD ROAD
BIRMINGHAM, AL 35242

Date of Sale 2/8/19

Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 227,400 ^{3/4-}

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) ^{170,650}

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other TAX ASSESSOR'S VALUATION

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 2/8/19

Print NANCY M. HURST

Sign Nancy M. Hurst

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)



20190213000046920 3/3 \$194.00
Shelby Cnty Judge of Probate, AL
02/13/2019 11:51:04 AM FILED/CERT

Form RT-1