

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Leland Hodges
2320 Kala Street
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Seventy Eight Thousand and 00/100 Dollars (\$178,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

**Susan W. Falls, aka Susan W. Payne, a married person,
Sandra K. Hodges, an unmarried person, and
Leland Hodges, an unmarried person,
as devisees under the will of Charles W. Wilson, deceased,
Probate Case No. 2018000461, Jefferson County, Alabama, Bessemer Division**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Leland Hodges

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 19, according to the Survey of Kingridge Subdivision, as recorded in Map Book 6, page 87, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2019 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described property does not constitute the homestead of Susan W. Falls or her spouse.

James P. Hodges, a devisee, predeceased Charles W. Wilson on September 4, 2016.

Charles W. Wilson was the surviving grantee of that certain deed recorded in Book 217, page 202; the other grantee, Barbara P. Wilson died on March 15, 1997.

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

IN WITNESS WHEREOF, we have set our hands and seals, this **5th day of March**,
2019.

Sandra K. Hodges (Seal)
Sandra K. Hodges

Leland Hodges (Seal)
Leland Hodges

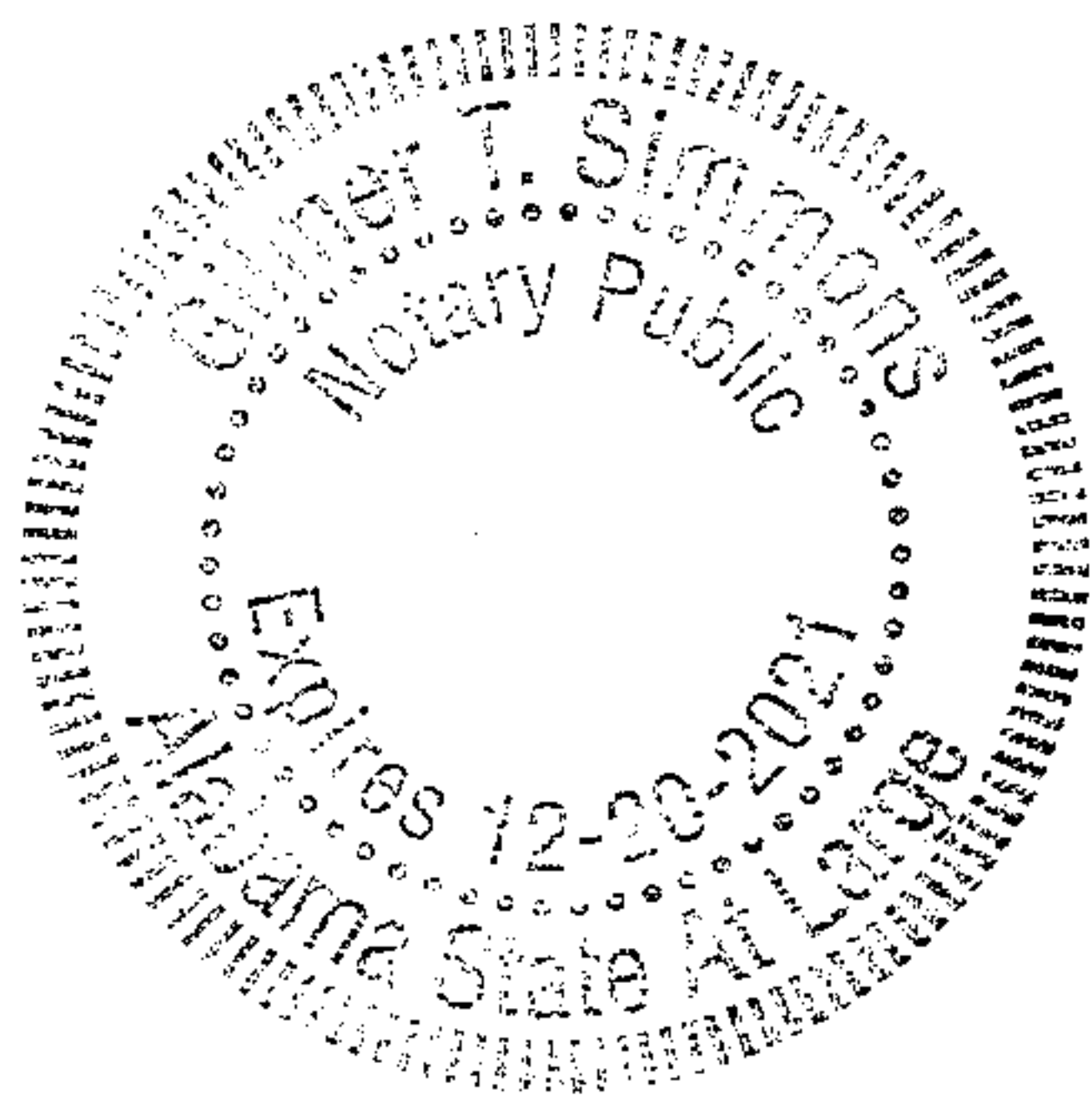
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Sandra K. Hodges and Leland Hodges**, 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 official seal this **5th day of March, 2019**.

Gilmer T. Simmons

Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2021



IN WITNESS WHEREOF, I have set my hand and seal, this 1 day of March, 2019.

Susan W. Falls

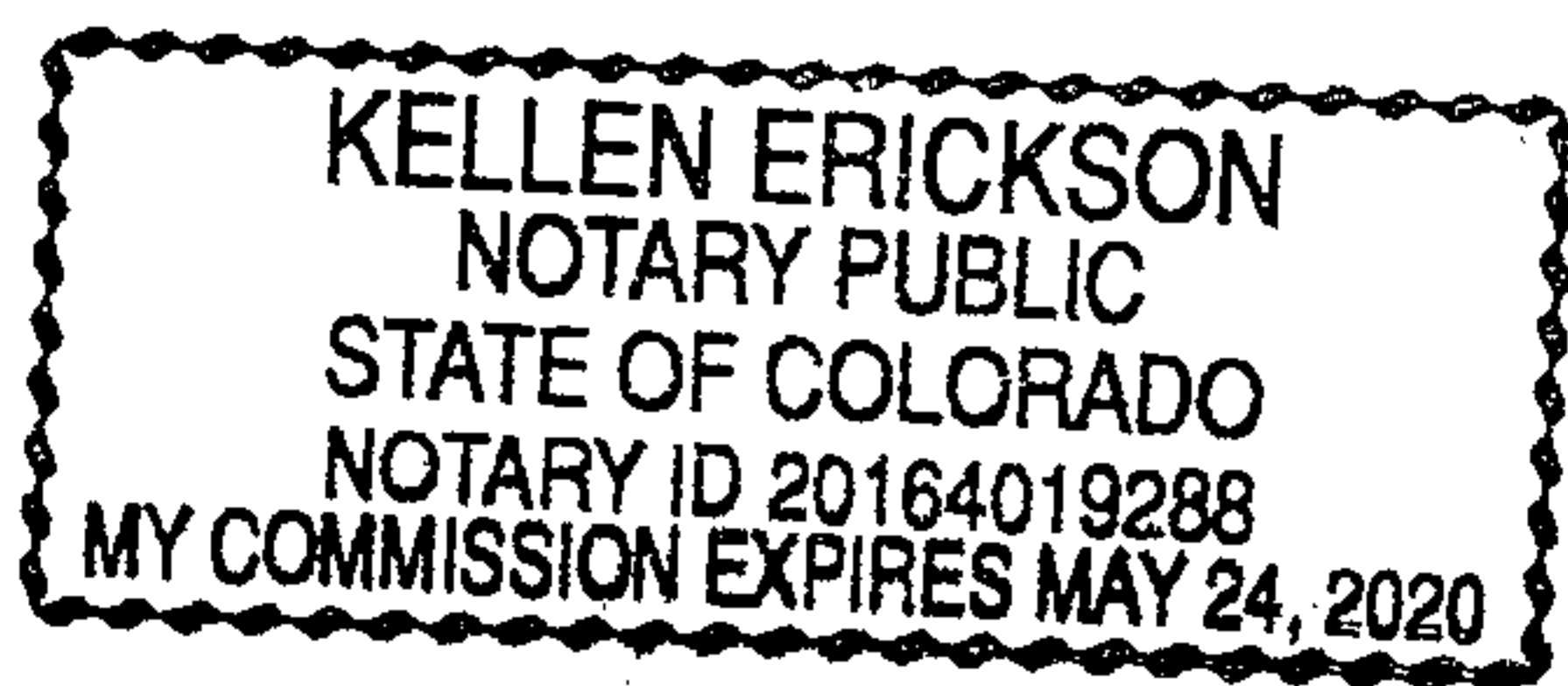
(Seal)

Susan W. Falls

STATE OF COLORADO
EL PASO COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Susan W. Falls** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of March, 2019.



Kellen Erickson
Notary Public
My Commission Expires: 5/24/2020

20190308000075680 03/08/2019 02:33:41 PM DEEDS 4/4
REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Susan W. Falls**
Mailing Address: **2320 Kala Street**
Helena, Alabama, 35080

Date of Sale: **March 5th, 2019**

Total Purchase Price: **\$80,100.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **2320 Kala Street**
Helena, Alabama, 35080

Grantee Name: **Sandra K. Hodges**
Grantee Name: **Leland Hodges**
Mailing Address: **2320 Kala Street**
Helena, AL 35080

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

☐ Appraisal

☒ Other – Prior to this deed, Grantee Sandra K. Hodges owned 45% of subject property and Grantee Leland Hodges owned 10% of subject property. Therefore, deed tax is being calculated on the 45% being owned by Grantor Susan F. Falls, or \$80,100.00

XX Closing Statement

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 Section 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 Section 40-22-1 (h).

Date: **March 5th, 2019**

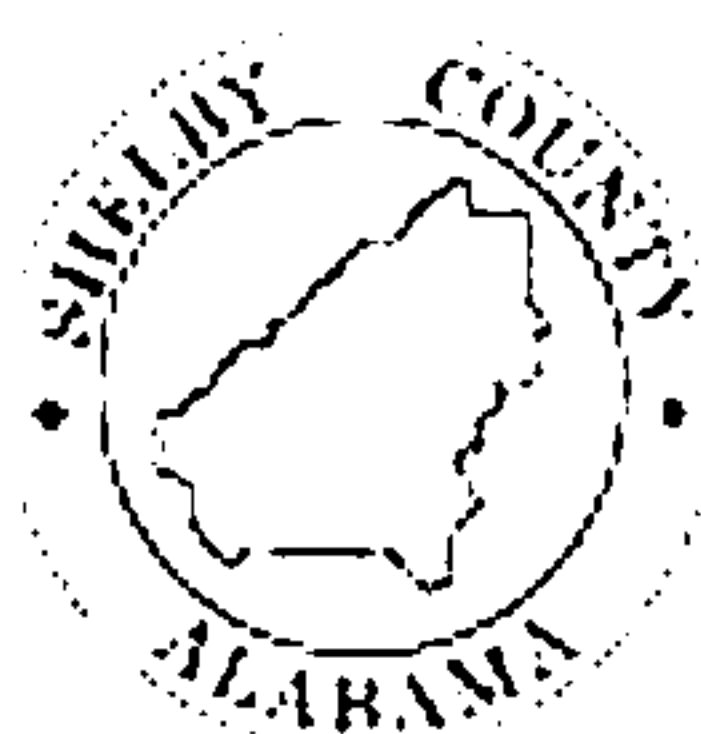
Print: E. Margaret Simmons

☐ Unattested

(verified by)

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) Circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2019 02:33:41 PM
\$106.50 MISTI
20190308000075680

Allen S. Bayl