

Send tax notice to:
Sarah Elizabeth Hicks
151 Hidden Creek Cove
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Six Thousand and 00/100 Dollars (\$136,000.00) in hand paid to the undersigned **Michelle Diane Tracy, a married woman, as devisee and as Personal Representative of the Estate of Anne P. Watford, deceased, Shelby County Probate Case No. PR-2018-000695** (hereinafter referred to as "Grantor"), by **Sarah Elizabeth Hicks** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Hidden Creek Townhomes, Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$124,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$ 7,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this the 15th day of April, 2019.



Michelle Diane Tracy, as devisee of the Estate of Anne P. Watford, deceased, Shelby County Probate Case No. PR-2018-000695



Michelle Diane Tracy, as Personal Representative of the Estate of Anne P. Watford, deceased, Shelby County Probate Case No. PR-2018-000695

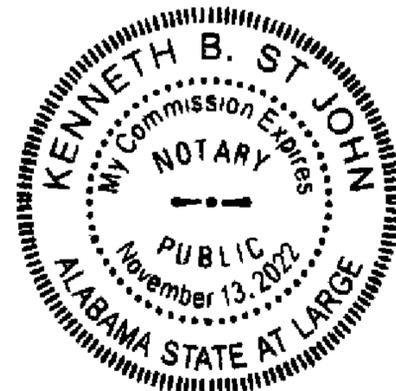
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle Diane Tracy, whose name as devisee and as Personal Representative of the Estate of Anne P. Watford, deceased, Shelby County Probate Case No. PR-2018-000695, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such devisee and as Personal Representative with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15th day of April, 2019.

(Notary Seal)


Notary Public
Print Name: Kenneth B. St John
Commission Expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name	<u>Michelle Diane Tracy, Devisee</u> <u>for estate of Anne P Watford</u>	Grantee's Name	<u>Sarah Elizabeth Hicks</u>
Mailing Address	<u>113 Grove Hill Dr</u> <u>Alabaster AL 35007</u>	Mailing Address	<u>151 Hidden Creek Cove</u> <u>Pelham AL 35124</u>
Property Address	<u>151 Hidden Creek Cove</u> <u>Pelham AL 35124</u>	Date of Sale	<u>04/15/2019</u>
		Total Purchase Price	<u>\$ 136,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 § 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 4-16-19 Print Skyler Murphy

Unattested _____ Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/16/2019 01:29:15 PM
 \$26.50 CATHY
 20190416000124050

Allen S. Bayl