

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Jazmin E. Hill
5405 Old Highway 280
Sterrett, AL 35147

20190503000148000
05/03/2019 09:40:21 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-One Thousand And No/100 Dollars (\$121,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Olen K. Croft and Sophie Croft, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jazmin E. Hill (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 89 degrees 51 minutes 8 seconds East along the North line of said Section a distance of 210.00 feet; thence North 2 degrees 10 minutes 32 seconds West a distance of 47.96 feet to the Southerly right of way of Old US Highway 280; thence South 88 degrees 35 minutes 30 seconds East along said right of way a distance of 136.00 feet to the point of beginning; thence South 2 degrees 10 minutes 32 seconds East and leaving said right of way a distance of 94.88 feet; thence South 89 degrees 53 minutes 8 seconds East a distance of 325.36 feet; thence North 2 degrees 6 minutes 0 seconds West a distance of 87.51 feet to the Southerly right of way of Old US Highway 280; thence North 88 degrees 35 minutes 30 seconds West along said right of way a distance of 325.86 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$122,222.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 26th day of April, 20 19.

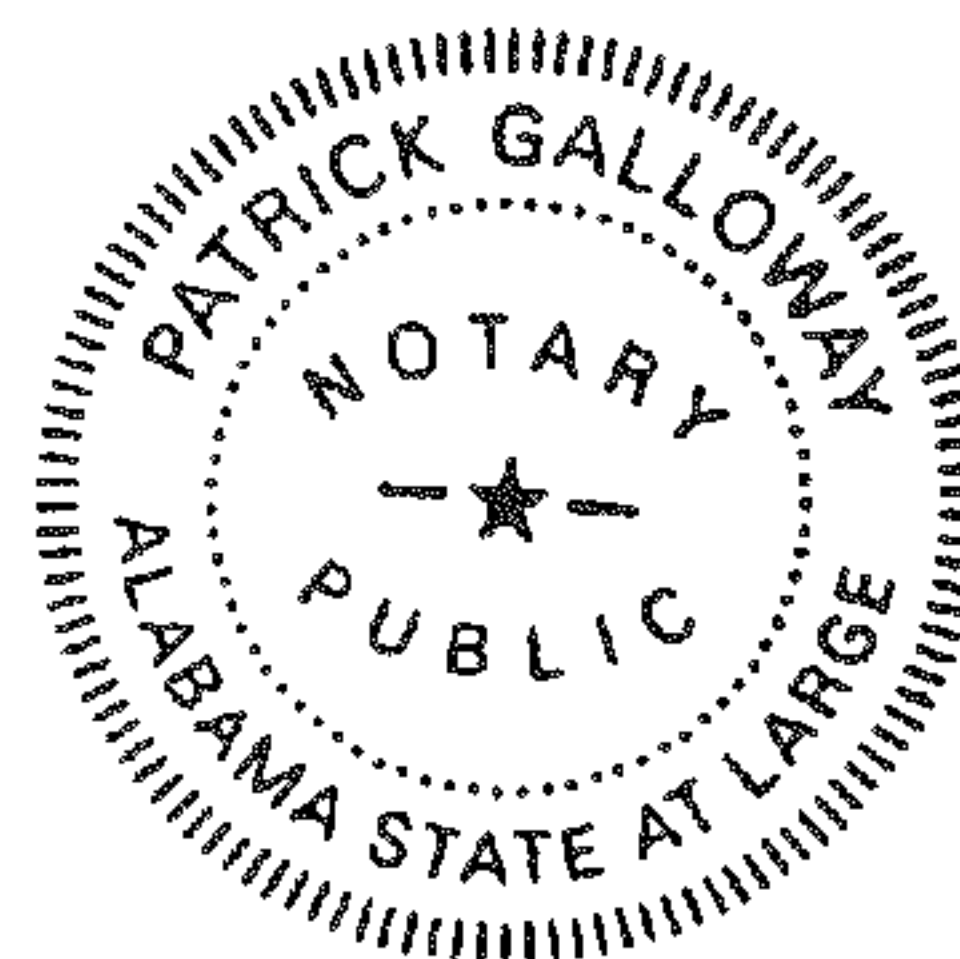
Olen K. Croft
Olen K. Croft
Sophie Croft
Sophie Croft

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Olen K. Croft and Sophie Croft 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 26th day of April, 20 19.

Patrick Galloway
Notary Public
My commission expires: 10-4-21



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Olen K. Croft	Grantee's Name	Jazmin E. Hill
Mailing Address	7411 Highway 55 Wilsonville, AL 35147	Mailing Address	5405 Old Highway 280 Sterrett, AL 35147
Property Address	5405 Old Highway 280 Sterrett, AL 35147	Date of Sale	April 26, 2019
		Total Purchase Price	\$121,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other: _____
☒ 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 - Olen K. Croft, 7411 Highway 55, Wilsonville, AL 35147.

Grantee's name and mailing address - Jazmin E. Hill, 5405 Old Highway 280, Sterrett, AL 35147.

Property address - 5405 Old Highway 280, Sterrett, AL 35147

Date of Sale - April 26, 2019.

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.

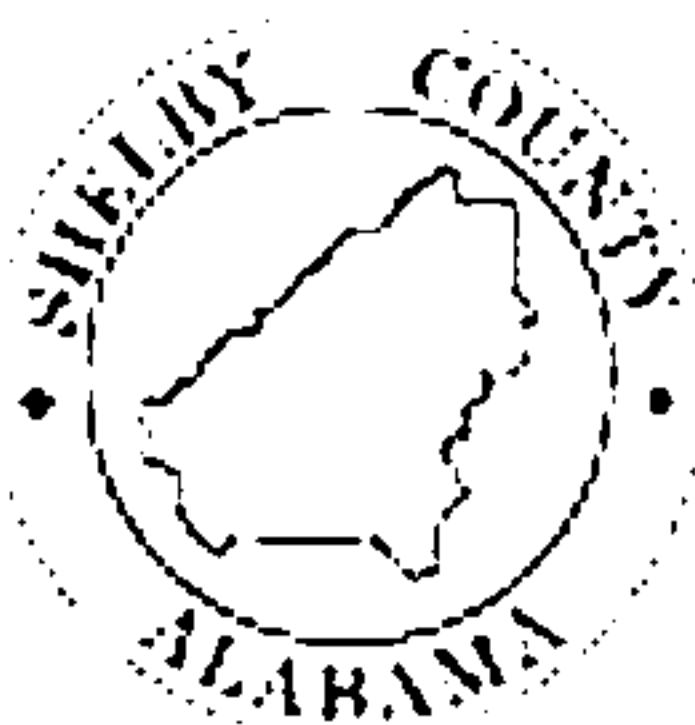
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: April 26, 2019

Sign *Patricia Hallway*
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2019 09:40:21 AM
\$19.00 CHERRY
20190503000148000

Allen S. Bayl