

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

Tax Notice to:
Jennifer and Quinton Hudson
150 Cochise Circle
Montevallo, AL 35115

KNOW ALL MEN BY THESES PRESENTS, that in consideration of **One Hundred Seventy Thousand Nine Hundred and no/100 Dollars (\$170,900.00)** paid in hand by **Jennifer Hudson and Quinton Hudson**, a married couple (herein referred to as GRANTEE) the receipt whereof is acknowledged by, **Charles G. Buttrel and Carol A. Buttrel**, a married couple (herein referred to as GRANTOR), do grant, bargain, sell and convey unto the GRANTEE the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 113, according to Indian Highlands, Third Addition, as shown by map recorded in Map Book 6 Page 28 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

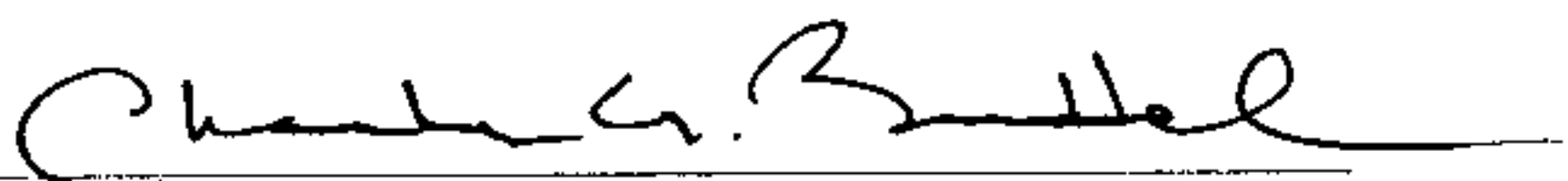
Subject to a mortgage of \$136,720.00 to Charles G. and Carol Ann Buttrel, existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Not the Homestead of the Grantee

TO HAVE AND TO HOLD to the said GRANTEE, their heirs or successors and assigns, forever.

And we do, our heirs, executors and administrators, covenant with said GRANTEE, their heirs and assigns or successors and assigns, that we are lawfully seized fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above; that we have 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Charles G. Buttrel and Carol A. Buttrel hereunto set their hands and seal this the 31st day of May 2019.


Charles G. Buttrel


Carol A. Buttrel


Witness

Witness


20190605000194280 1/2 \$52.50
Shelby Cnty Judge of Probate, AL
06/05/2019 10:18:04 AM FILED/CERT

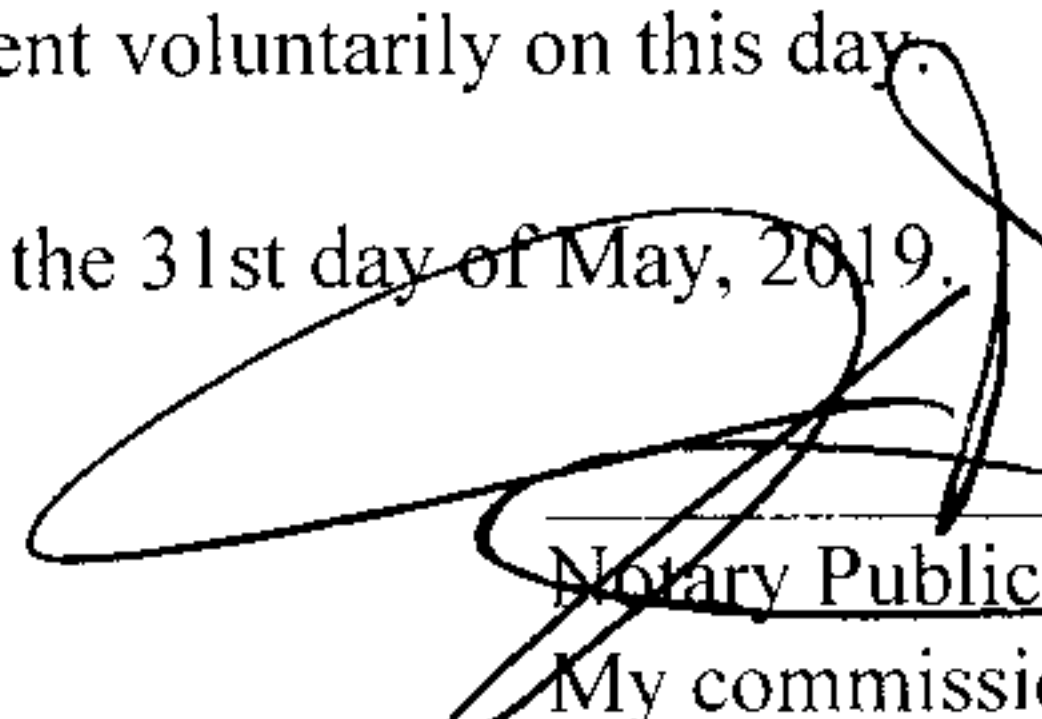
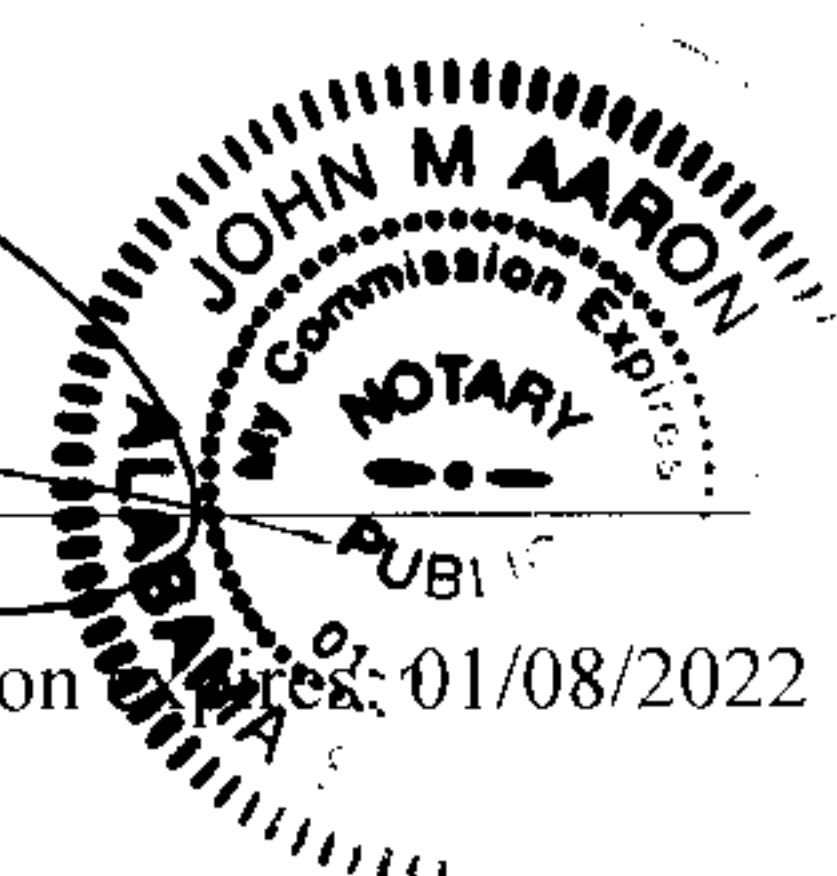
STATE OF ALABAMA)
SHELBY COUNTY)

On this the 31st day of May, 2019, before me, the undersigned, a Notary Public in and for said County and State, hereby certify that **Charles G. Buttrel and Carol A. Buttrel** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, both did execute the foregoing instrument voluntarily on this day.

Given under my hand and seal of this office this the 31st day of May, 2019.

Document Prepared By:
John Aaron
123 First Street North
Alabaster, AL 35007
(205) 685-8383

Shelby County, AL 06/05/2019
State of Alabama
Deed Tax: \$34.50


Notary Public
My commission Expires: 01/08/2022


Real Estate Sales Validation Form

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

Grantor's Name

Charles Buttel

Mailing Address

Carol Ann Buttel
271 Hidden Valley Dr.
Montevallo, AL 35115

Grantee's Name

Jennifer Quinton Hudson

Mailing Address

105 Cochise Circle
Montevallo, AL 35115

Property Address

105 Cochise Circle
Montevallo, AL 35115

Date of Sale

5/31/19

Total Purchase Price

\$170,900.00

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 - 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

5/31/19

Print

John Aaron

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190605000194280 2/2 \$52.50
Shelby Cnty Judge of Probate, AL
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