

Prepared by:
Chesley P Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20195147

Send Tax Notice To:
Shyteria S. Debruce
412 E Milgray .
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Two Hundred Nine Thousand Nine Hundred Dollars and No Cents (\$209,900.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Cheryl M. Hill**, an unmarried woman (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Shyteria S. Debruce** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 70, according to the Survey of Southern Hills, Sector 6, Phase 2, as recorded in Map Book 18, page 79 in the Probate Office of Shelby County, Alabama.

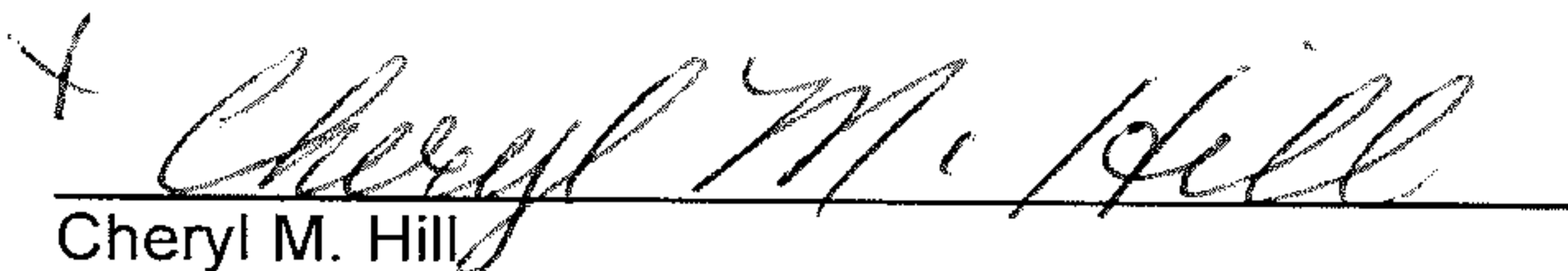
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$209,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, her heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

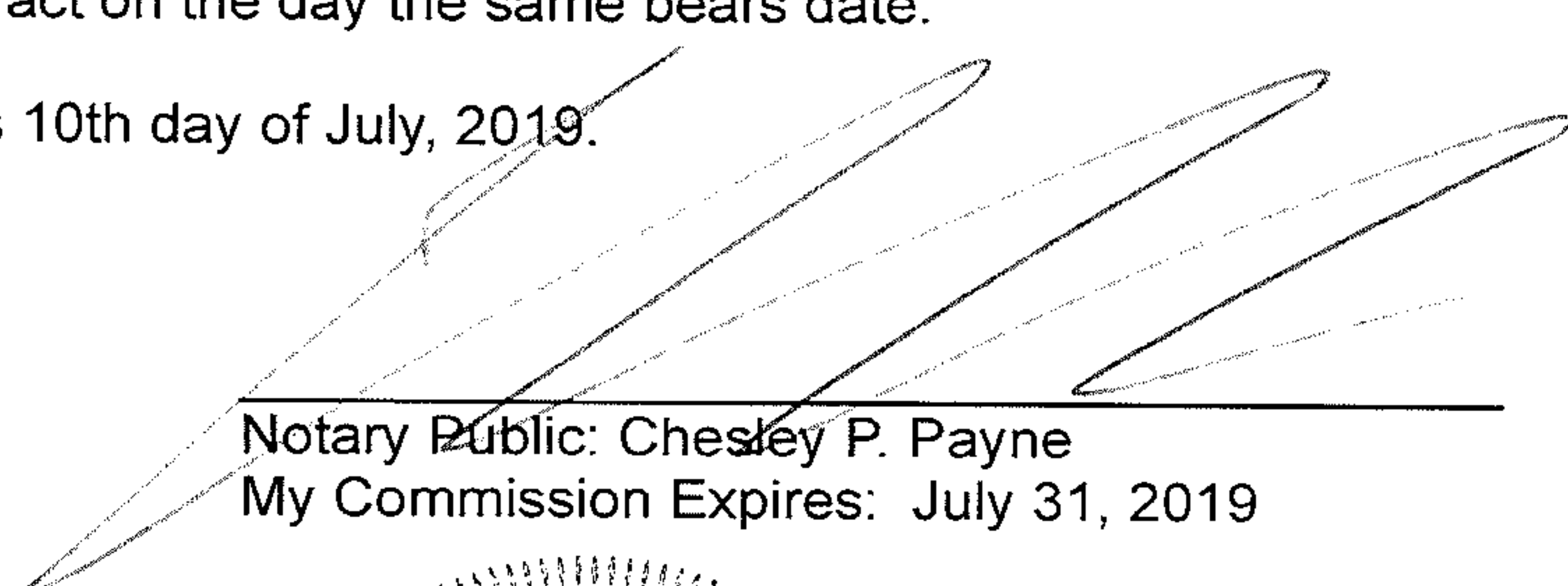
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10th day of July, 2019.

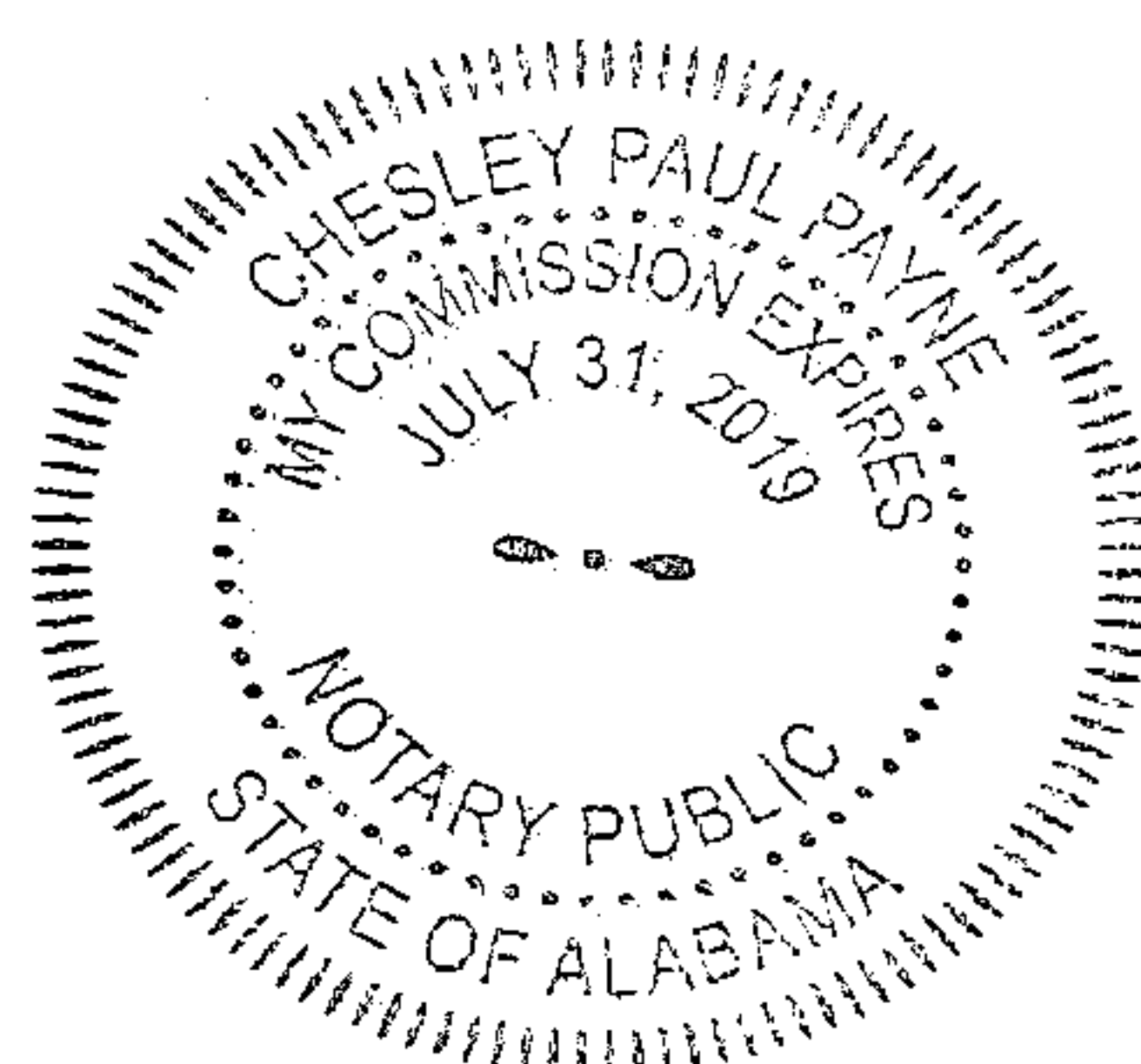

Cheryl M. Hill

State of Alabama
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cheryl M. Hill, 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 for and as her act on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2019.


Notary Public: Chesley P. Payne
My Commission Expires: July 31, 2019



Real Estate Sales Validation Form

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

Grantor's Name	Cheryl M. Hill	Grantee's Name	Shyteria S. Debruce
Mailing Address	412 E Milgray	Mailing Address	412 E Milgray .
	Calera, AL 35040		Calera, AL 35040
Property Address	412 E Milgray .	Date of Sale	July 10, 2019
	Calera, AL 35040	Total Purchase Price	\$209,900.00
		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 of 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 July 09, 2019

Unattested

(verified by)

Print Cheryl M. Hill

Sign Cheryl M. Hill

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2019 02:45:23 PM
\$19.00 CHERRY
20190711000248150

Allen S. Bayl

