

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-19-25772

Send Tax Notice To: John Kenneth Whitfield
AL

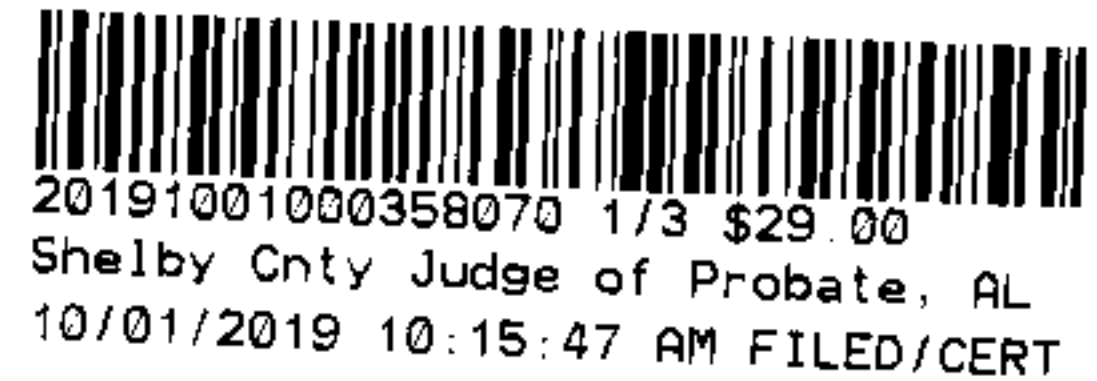
60 Phillips Dr
Vincent, AL 35778

WARRANTY DEED

State of Alabama

County of Shelby

} Know All Men by These Presents:



That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Joann Hinds PR-2019-000629, Probate Office, Shelby County Alabama, By Leslie Hinds Tyler, Personal Representative** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Kenneth Whitfield**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

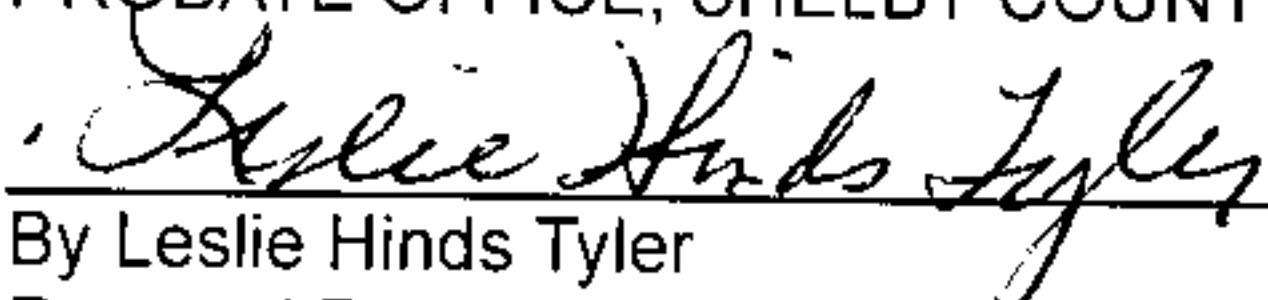
\$153,225.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of September, 2019.

ESTATE OF JOANN HINDS PR-2019-000629,
PROBATE OFFICE, SHELBY COUNTY ALABAMA

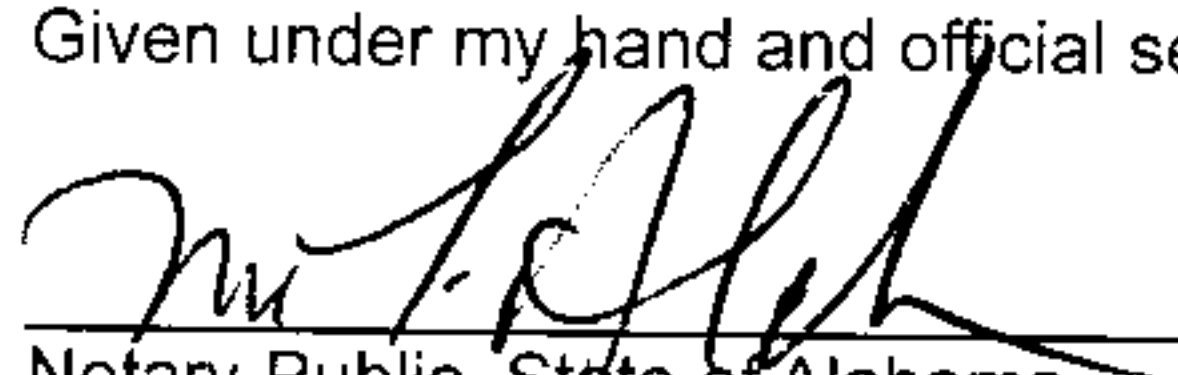

By Leslie Hinds Tyler
Personal Representative

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Leslie Hinds Tyler as Personal Representative of The Estate of Joann Hinds PR-2019-000629, Probate Office, Shelby County Alabama, 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 this the 27th day of September, 2019.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

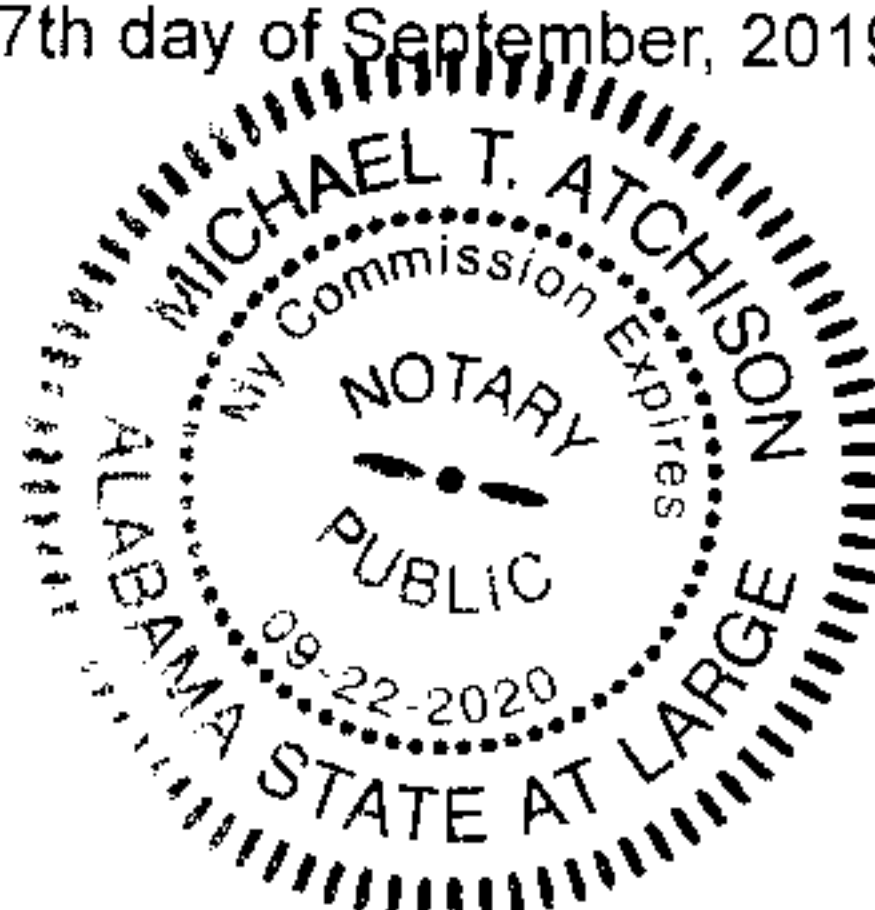


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land more particularly described as follows; Commence at the southeast corner of the W 1/2 of the NE 1/4 of Section 15, Township 19 South, Range 2 East; thence run North 21 degrees 34 minutes West a distance of 1279.33 feet to the point of beginning; thence run North 71 degrees 16 minutes East a distance of 261.78 feet; thence run South 26 degrees 29 minutes East a distance of 166.40 feet; thence run South 71 degrees 16 minutes West a distance of 261.78 feet; thence run North 26 degrees 29 minutes West a distance of 166.40 feet to the point of beginning.

Situated in the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.


20191001000358070 2/3 \$29.00
Shelby Cnty Judge of Probate: AL
10/01/2019 10:15:47 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Joann Hinds
PR-2019-000629, Probate Office,
Shelby County Alabama

Mailing Address 97 49 Farham Dr
P.O. Rd AL 36064

Property Address 60 Phillips Drive
Vincent, AL 35178

Grantee's Name John Kenneth Whitfield

Mailing Address 60 Phillip Dr
Vincent AL 35178

Date of Sale September 27, 2019
Total Purchase Price \$150,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20191001000358070 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/01/2019 10:15:47 AM FILED/CERT

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 September 27, 2019

Print Estate of Joann Hinds PR-2019-000629, Probate
Office, Shelby County Alabama

Unattested

Sign

Leticia Hinds Tyler
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1