

This instrument prepared by:
Davis Underwood
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Katherine Hinton and Brandon Hinton
169 W. Trestle Way
Helena, AL 35080

20191001000358190

10/01/2019 10:20:03 AM

DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Forty-Five Thousand And No/100 Dollars (\$445,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, 1T2T, LLC, an Alabama limited liability company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Katherine Hinton and Brandon Hinton (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 801, according to the Final Plat of Riverwoods Eighth Sector, Phase 1, as recorded in Map Book 43, Page 28 A and B, in the Probate Office of 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 \$356,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

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

1T2T, LLC, an Alabama limited liability company

BY: [Signature]
Brett Winford
Authorized Member

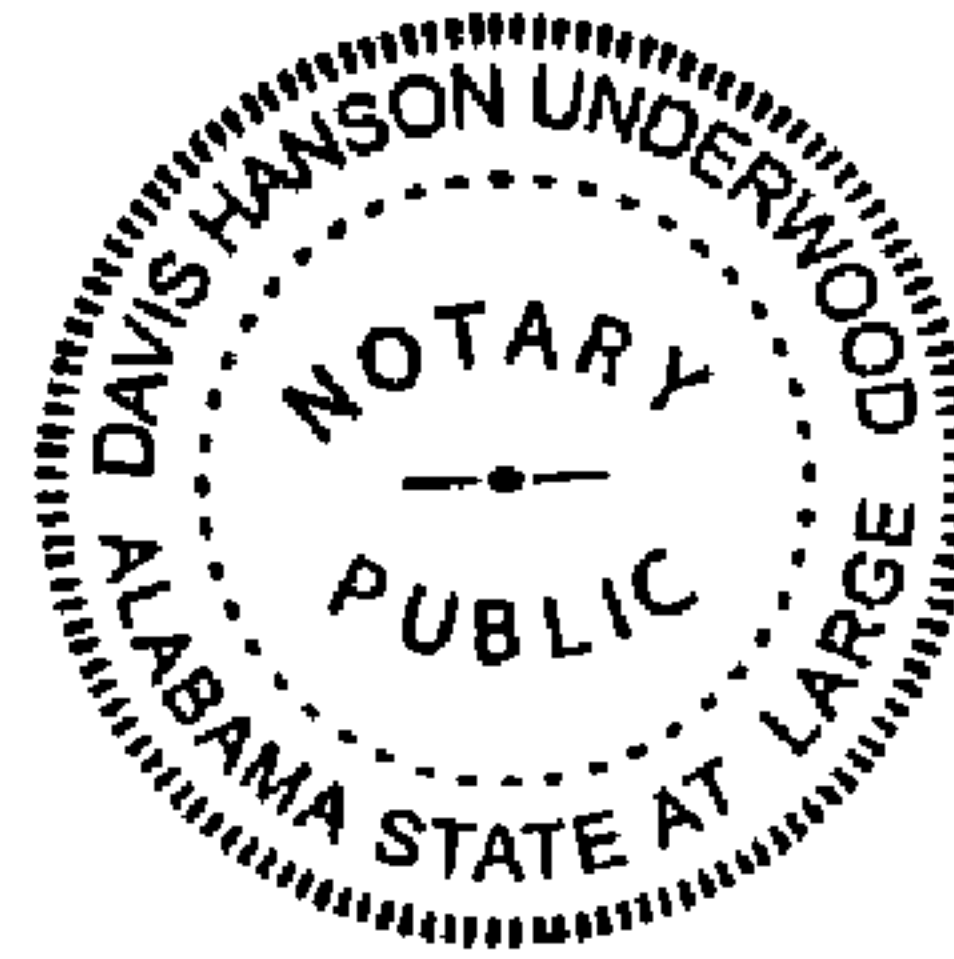
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Brett Winford, whose name as Authorized Member of 1T2T, LLC, an Alabama limited liability company, 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 he/she executed the same voluntarily and in his/her capacity and with full authority on the day the same bears date.

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

[Signature]
Notary Public
My commission expires:

My Commission Expires:
July 24, 2023



Real Estate Sales Validation Form

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

Grantor's Name 1T2T, LLC, an Alabama limited liability company

Grantee's Name Katherine Hinton and Brandon Hinton

Mailing Address 169 W. Trestle Way
Helena, AL 35080Mailing Address 169 W. Trestle Way
Helena, AL 35080Property Address 169 W. Trestle Way
Helena, AL 35080

Date of Sale September 26, 2019

Total Purchase Price \$445,000.00

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 - 1T2T, LLC, an Alabama limited liability company, 169 W. Trestle Way, Helena, AL 35080.

Grantee's name and mailing address - Katherine Hinton and Brandon Hinton, 169 W. Trestle Way, Helena, AL 35080.

Property address - 169 W. Trestle Way, Helena, AL 35080

Date of Sale - September 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: September 26, 2019

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2019 10:20:03 AM
\$117.00 CHERRY
20191001000358190

Allen S. Bayl