

This instrument was prepared by:  
Hornsby & Hornsby, Attorneys at Law  
Matthew J. Hornsby  
2010 Old Springville Road, Suite 100  
Birmingham, AL 35215

Send Tax Notice To:  
Birmingham Homebuyers LLC  
8949 Roebuck Blvd.  
Birmingham, AL 35206

### WARRANTY DEED

**STATE OF ALABAMA \* KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY \***

That in consideration of Ten and No/100 Dollars---(\$10.00) to the undersigned grantor, **Bobbie J. Bowman**, an unmarried woman, by and through her attorney in fact, Randi B. Hartley of 1780 Sunset Place, Gadsden, AL 35907, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Birmingham Homebuyers LLC** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 217, according to the Survey of Phase Two-Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

Property Address: 301 Hidden Creek Trail, Pelham, AL 35124

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.  
Mineral and mining rights excepted not owned by grantor.

**TO HAVE AND TO HOLD**, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this the 26<sup>th</sup> day of September, 2019.

*Bobbie J. Bowman by and through  
her attorney in fact, Randi B. Hartley*  
Bobbie J. Bowman, by and through her  
attorney in fact, Randi B. Hartley

**STATE OF ALABAMA  
JEFFERSON COUNTY\***

### General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bobbie J. Bowman**, an unmarried woman, by and through her attorney in fact, Randi B. Hartley, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, she executed the same voluntarily.

Given under my hand and official seal, this 26<sup>th</sup> day of September, 2019.

My Commission Expires: 9/17/20

*[Signature]*  
Notary Public



# Real Estate Sales Validation Form

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

Grantor's Name Bobbie J. Bowman  
Mailing Address 1780 Sunset Place  
Gadsden, AL 35907

Grantee's Name Birmingham Homebuyers LLC  
Mailing Address 8949 Roebuck Blvd.  
Birmingham, AL 35206

Property Address 301 Hidden Creek Trail  
Pelham, AL 35124

Date of Sale 09/26/2019  
Total Purchase Price \$                     

Shelby County, AL 10/04/2019  
State of Alabama  
Deed Tax: \$142.50


or  
Actual Value \$                     

or  
Assessor's Market Value \$ 142,300.00

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 Tax Assessor Site

  
20191004000365640 2/2 \$167.50  
Shelby Cnty Judge of Probate, AL  
10/04/2019 11:14:33 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 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 9-26-19

Print

Hornsby & Hornsby

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1