This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To: Stephen D. Nivet 1040 Lake Heather Road Birmingham, AL 35242

STATE OF ALABAMA)	
	•	GENERAL WARRANTY DEED
COUNTY OF SHELBY	}	•

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Nine Hundred Seventy-Five Thousand and 00/100 (\$975,000.00), and other good and valuable consideration, this day in hand paid to the undersigned P. Charles Hudson and wife, Carolyn B. Hudson, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Stephen D. Nivet, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 19-A, according to a Resurvey of Lots 19, 20 and 21, Lake Heather Estates, Givianpour's Addition to Inverness, as recorded in Map Book 26, Page 70, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **25th** day of **September**, **2019**.

P. Charles Hudson

Carolyn B. Hudson

STATE OF ALABAMA

COUNTY OF JEFFERSON

20191010000373780 1/2 \$1000.00 Shelby Cnty Judge of Probate, AL 10/10/2019 09:13:36 AM FILED/CERT

Shelby County, AL 10/10/2019

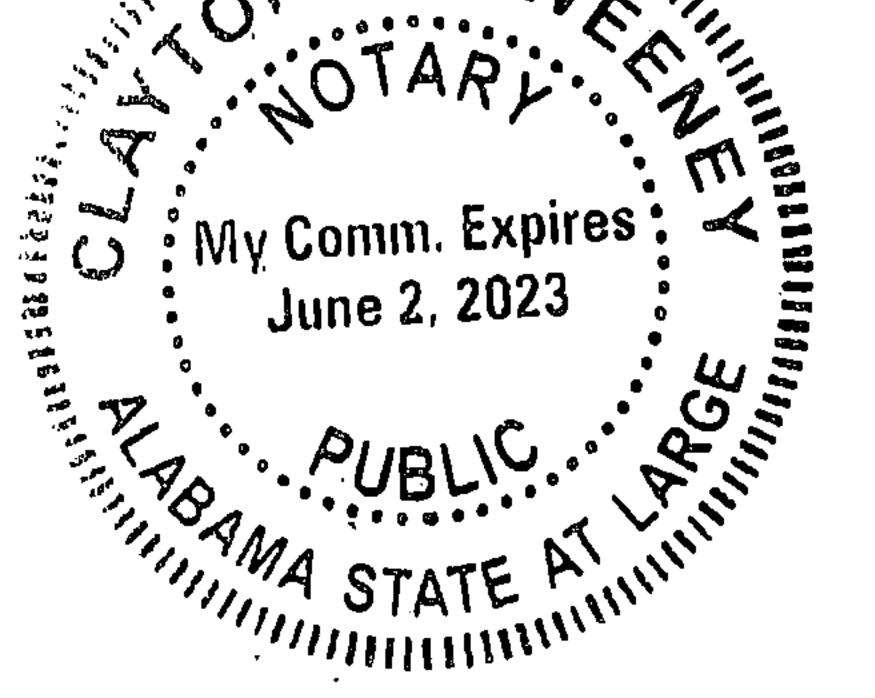
State of Alabama
Deed Tax:\$975.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that P. Charles Hudson and wife, Carolyn B. Hudson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 06-02-2023



TO SECULATION OF THE SECOND SE

Real Estate Sales Validation Form

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

Grantor's Name	P. Charles Hudson and Carolyn B. Hudson	Grantee's Name	Stephen D. Nivet	
Mailing Address	5513 Lakes Edge Drive Birmingham, AL 35242	Mailing Address	1040 Lake Heather Road Birmingham, AL 35242	
Property Address	1040 Lake Heather Road Birmingham, AL 35242	Date of Sale	October 4, 2019	
		Total Purchase Price	\$ 975,000.00	
		or		
_ 2	20191010000373780 2/2 \$1000.00	Actual Value	<u>\$</u>	
	Shelby Cnty Judge of Probate, AL 0/10/2019 09:13:36 AM FILED/CERT	or		
)	Assessor's Market Value	<u>\$</u>	
•	or actual value claimed on this form car dation of documentary evidence is not not	·	ised Value	
If the conveyance do is not required.	cument presented for recordation conta	ains all of the required information ref	erenced above, the filing of this form	
<u></u>		Instructions		
Grantor's name and mailing address.	mailing address - provide the name	of the person or persons conveying	interest to property and their current	
Grantee's name and	mailing address - provide the name of	the person or persons to whom interes	est to property is being conveyed.	
Property address - to property was convey		eing conveyed, if available. Date of S	Sale - the date on which interest to the	
Total purchase price offered for record.	- the total amount paid for the purchas	se of the property, both real and pers	onal, being conveyed by the instrument	
•	property is not being sold, the true values is may be evidenced by an appraisal c		onal, being conveyed by the instrument the assessor's current market value.	
the property as deter	•	n the responsibility of valuing property	lue, excluding current use valuation, of y for property tax purposes will be used	
•			true and accurate. I further understand ed in Code of Alabama 1975 § 40-22-1	
Date	•	Print P. Charles Hudson and	Carolyn B. Hudson	
Unattested	(verified by)	Sign Mach State	wner/Agent) circle one	
	(tollion by)		ANTIGITAGE OF COLOR	