

This deed was prepared without the benefit of a title examination or survey.

This instrument was prepared by:
Monica L. Carroll, Attorney at Law
1129 Forestdale Boulevard
Birmingham, AL 35214

SEND TAX NOTICE TO:
FRED HEDGES and DONNA C. HEDGES
3763 Crossings Crest
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars and no/100 to the undersigned grantor, **Fred Hedges and Donna C. Hedges, as Trustees, Under the Hedges Living Trust Dated October 7, 2004, and Any Further Amendments Thereto** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does, by these presents, grant, bargain, sell and convey unto FRED HEDGES and DONNA C. HEDGES (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 17, according to the Map and Survey of Phase One Caldwell Crossings, 2nd Sector, recorded in Map Book 30, Page 116 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, exceptions, reservations and restrictions of record, if any.

TO HAVE AND TO HOLD to the said Grantees as joint tenants with right of survivorship.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22nd day of May, 2019.



20191018000384310 1/2 \$299.50
Shelby Cnty Judge of Probate, AL
10/18/2019 11:18:35 AM FILED/CERT

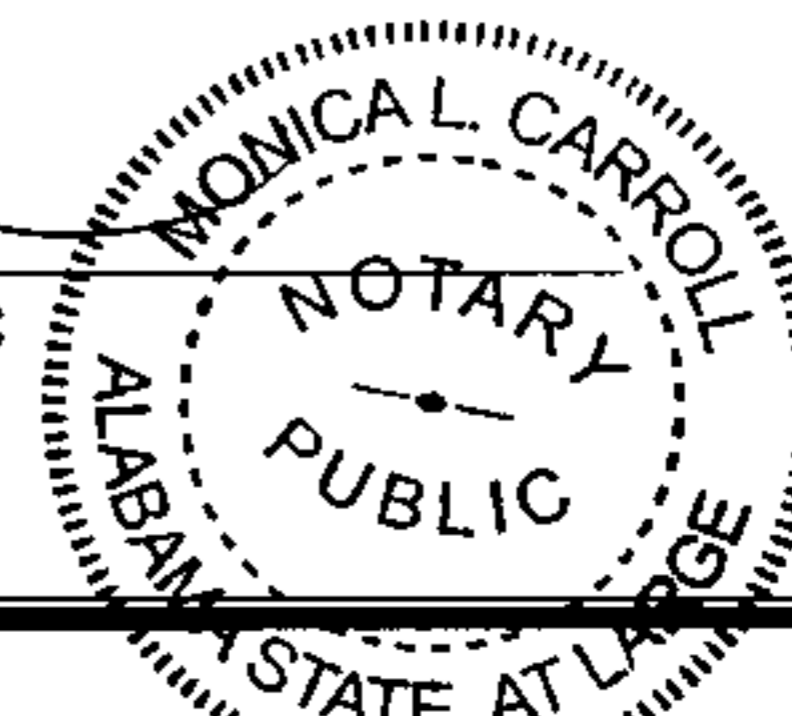
Shelby County: AL 10/18/2019
State of Alabama
Deed Tax: \$273.50

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred Hedges, and wife, Donna C. Hedges, whose names as trustees of the Hedges Living Trust dated October 4, 2004, 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 conveyance, they, as such trustees and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 22nd day of May, 2019.

myll
NOTARY PUBLIC



HEDGES LIVING TRUST, dated October 7, 2004

By: *Fred Hedges*
Fred Hedges, Trustee

By: *Donna C. Hedges*
Donna C. Hedges, Trustee

Real Estate Sales Validation Form

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

Grantor's Name	Fred Hodges and Donna C. Hodges, as Trustees Under the Hedges Living Trust Dated October 7, 2004, and Any Further Amendments Thereto	Grantee's Name	Fred and Donna C. Hedges
Mailing Address	<u>3763 Crossings Crest</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>3763 Crossings Crest</u> <u>Birmingham, AL 35242</u>
Property Address	<u>3763 Crossings Crest</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>May 22, 2019</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 273,200.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 5/22/19

Print Donna C. Hedges

☐ Unattested

Sign

Donna C. Hedges

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20191018000384310 2/2 \$299.50
Shelby Cnty Judge of Probate, AL
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Form RT-1