

Prepared By

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**After Recording Return
And Send Tax Notice To**

Mulder James Investments, LLC
2100 Christina Cove
Hoover, AL 35244

Shelby County, AL 10/24/2019
State of Alabama
Deed Tax: \$213.00



20191024000392040 1/4 \$244.00
Shelby Cnty Judge of Probate, AL
10/24/2019 10:39:35 AM FILED/CERT

Space Above This Line for Recorder's Use

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

WHEREAS, PHILLIPPA M. HITSON, an Individual (the "Grantor") owns certain property in Shelby County, Alabama;

WHEREAS, Grantor hereby executes the following deed to convey the property described herein to MULDER JAMES INVESTMENTS, LLC, an Alabama limited liability Company (the "Grantee").

NOW, THEREFORE, in consideration of Ten and No/100 Dollars and other good and valuable consideration, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

SUBJECT TO:

1. Taxes for the year 2019 and subsequent years;
2. Other matters of records.
3. Current Zoning rules, ordinances, and regulations.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof to said Grantee, its successors assigns forever.

Grantor acknowledges that the Property does not constitute the Homestead of the Grantor.

And said Grantor does, for itself, its successors, and assigns, covenant with said Grantee, its successors and assigns, that is lawfully seized in fee simple of said premises that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall forever warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons by and through Grantor but not otherwise.

IN WITNESS WHEREOF, Grantor has executed and delivered this deed under seal on this 3 day of October, 2019.

GRANTOR:

Phillippa M. Hitson
Phillippa M. Hitson.

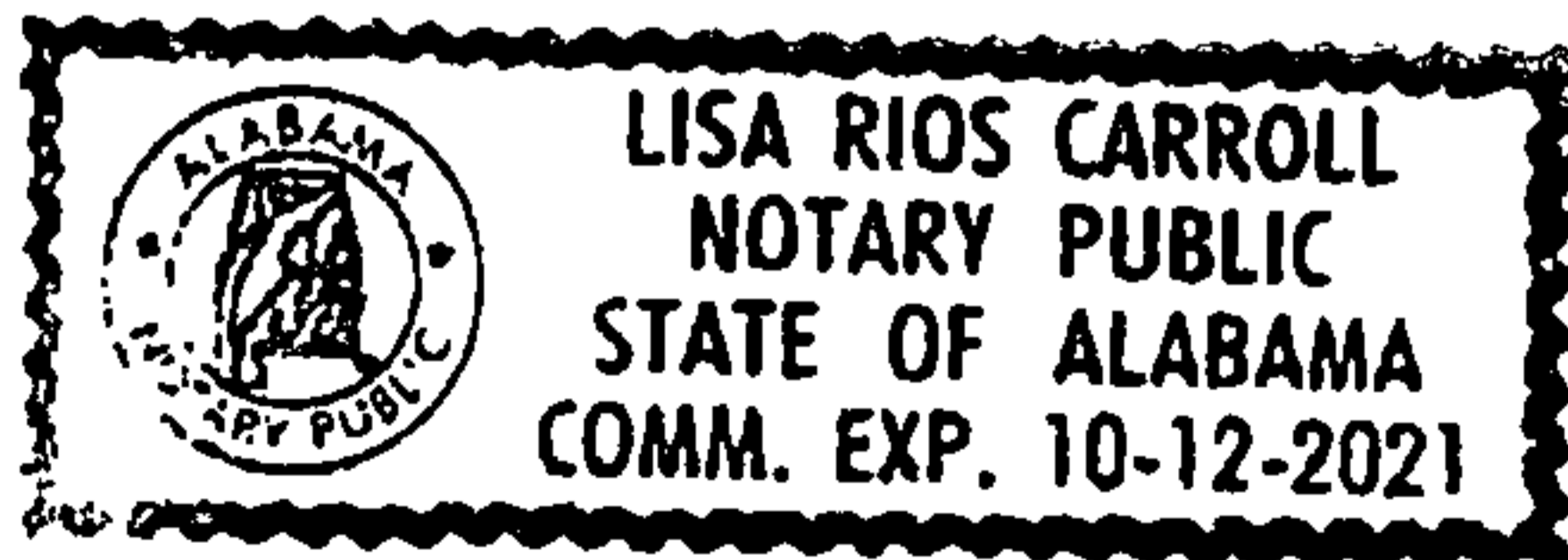
STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillippa M. Hitson, 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 instrument, she with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of October, 2019.

Lisa Rios Carroll
Notary Public



My Commission Expires: 10/12/21

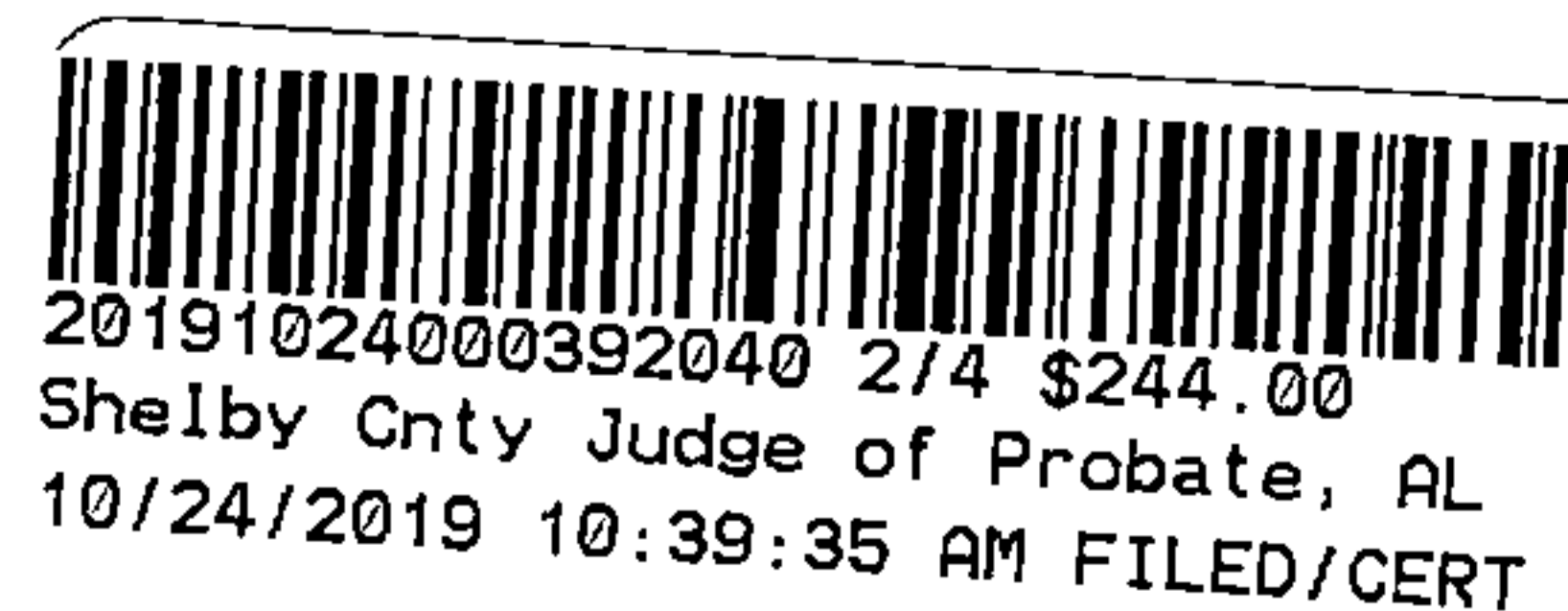
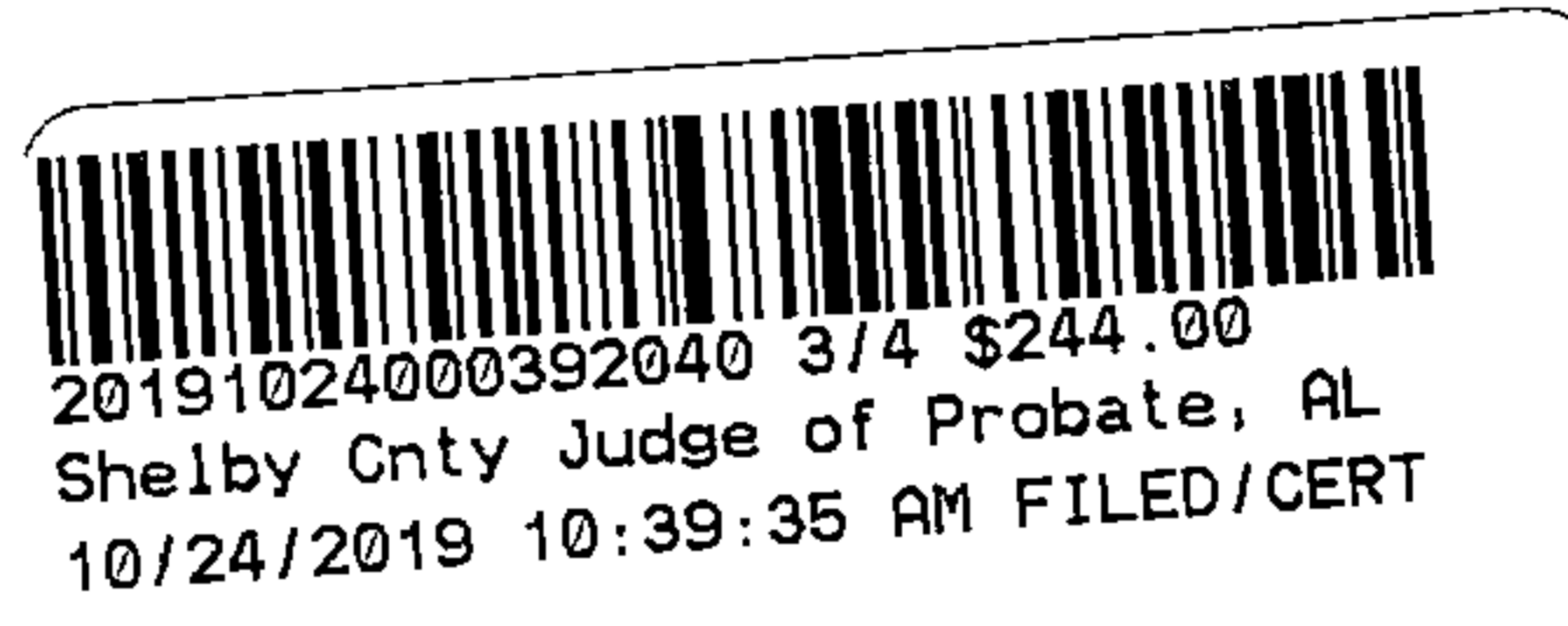


Exhibit A

Legal Description

Lot 26 according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A&B, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Phillippa Hitson
Mailing Address 17 Nolan St.
B'ham, AL 35242

Grantee's Name Mulder James Investments
Mailing Address 2100 Christina Cole
Hoover, AL 35244

Property Address 312 Harrows Dr.
B'ham, AL 35242

Date of Sale 10/3/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 213,000

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

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 10/24/19

Print Phillippa Hitson

Sign Phillippa Hitson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20191024000392040 4/4 \$244.00
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