

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Shaina A. Cadet
139 Hidden Creek Cove
Pelham, AL 35124

20191031000403460
10/31/2019 03:11:02 PM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Seven Thousand Five Hundred And No/100 Dollars (\$127,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Linda D. Austin aka Lynda Deville Austin and Lynda D. Austin, a widow, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Shaina A. Cadet (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 16, according to the Survey of Phase One Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, 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.

Linda D. Austin was the surviving grantee of deed recorded in Shelby County instrument 20180409000118030, filed 4/9/2018. The other grantee Henry L. Austin having died on or about 9/9/2018

Linda D. Austin is one and the same as Lynda Deville Austin and Lynda D. Austin

Subject to a third party mortgage in the amount of \$125,190.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30 day of October, 20 19.

Linda D. Austin by Delano Scott Austin, her Attorney in Fact
Linda D. Austin by Delano Scott Austin, her Attorney in Fact

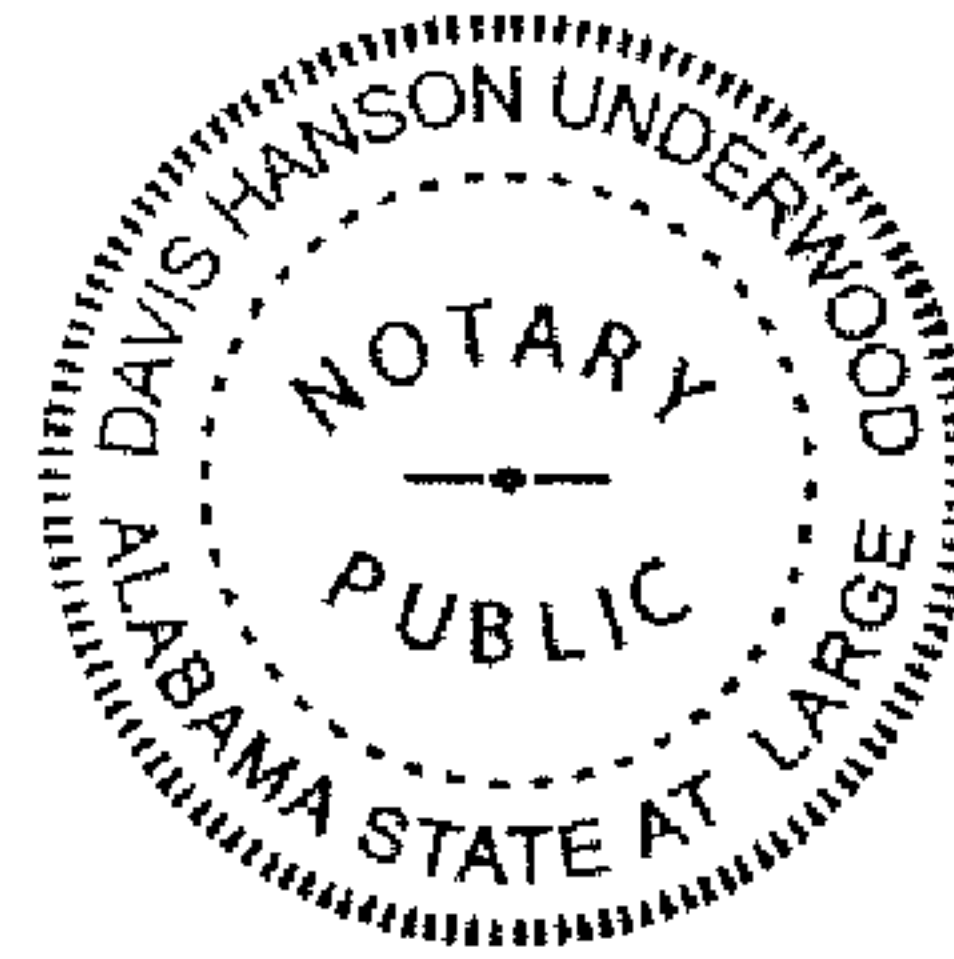
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delano Scott Austin whose name as Attorney in Fact for Linda D. Austin aka Lynda Delano Austin and Lynda D. Austin 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 executed the same voluntarily and in his capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 30th day of October, 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 Linda D. Austin Grantee's Name Shaina A. Cadet
Mailing Address 139 Hidden Creek Cove Mailing Address 139 Hidden Creek Cove
Pelham, AL 35124 Pelham, AL 35124

Property Address 139 Hidden Creek Cove
Pelham, AL 35124

Date of Sale October 30, 2019
Total Purchase Price \$127,500.00

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 - Linda D. Austin, . .

Grantee's name and mailing address - Shaina A. Cadet, 139 Hidden Creek Cove, Pelham, AL 35124.

Property address - 139 Hidden Creek Cove, Pelham, AL 35124

Date of Sale - October 30, 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.

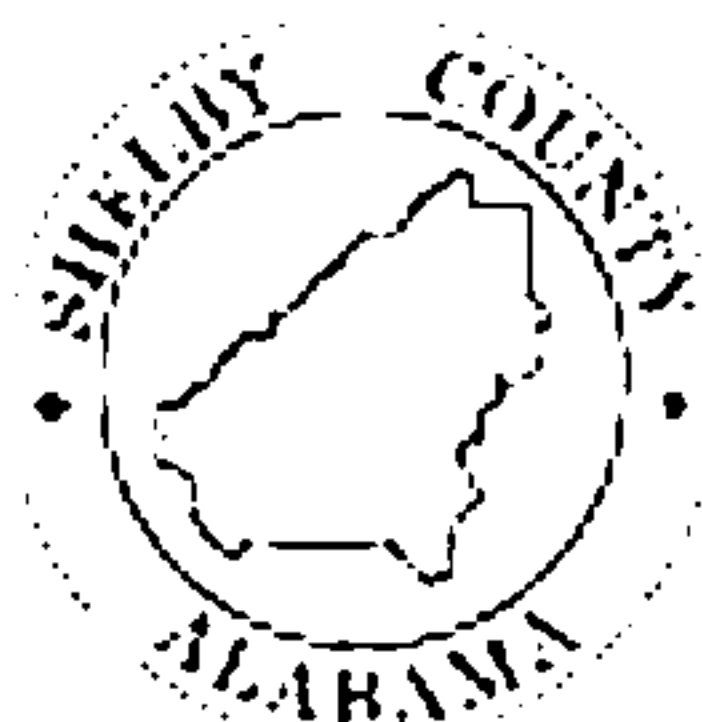
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: October 30, 2019

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/31/2019 03:11:02 PM
\$30.50 CHERRY
20191031000403460

Allen S. Bayal