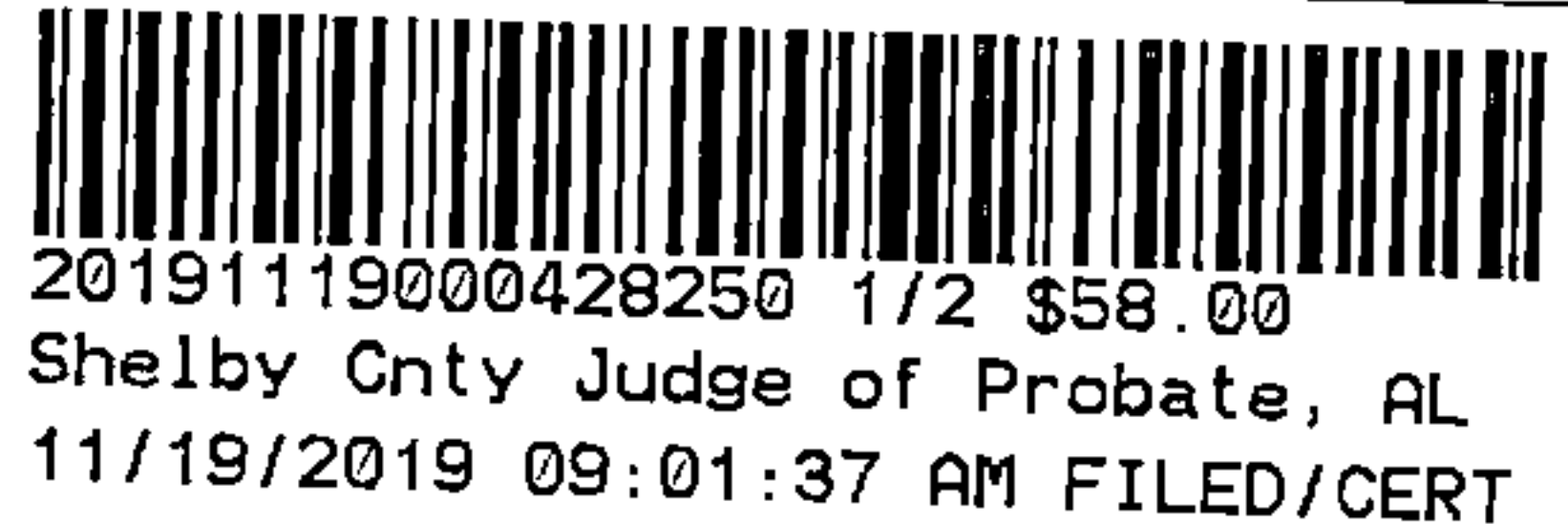


WARRANTY DEED



STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Thirty Two Thousand Five Hundred Ninety Dollars (\$32,590.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **Addie Lou Deviner, a single woman**, (herein referred to as grantor), grant, bargain, sell and convey unto **Donna E. Deviner Hawthorne**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

From the Northwest corner of the SE1/4 of the NW1/4 of Section 15, Township 20 South, Range 3 West, run Southerly along the West boundary line of the said SE1/4 of the NW1/4 of Section 15, Township 20 South, Range 3 West for 299.09 feet, more or less, to a point on the South right of way line of the Atlantic Coast Line Railroad; thence turn an angle of 97 degrees 10 minutes 40 seconds to the left and run Northeasterly along the South ROW line of said A.C.L. R.R. 150.49 feet to the point of beginning of the land herein described and conveyed; thence continue Northeasterly along the South ROW line of the A.C.L. R.R. 69.35 feet, more or less, to a point on the West Right of Way line of the Acton-Helena County Road; thence turn an angle of 106 degrees 26 minutes 40 seconds to the right and run Southwesterly along the West ROW line of said County Road for 130.84 feet; thence turn an angle of 90 degrees 51 minutes 20 seconds to the right and run Northwesterly for 60.08 feet; thence turn an angle of 85 degrees 48 minutes to the right and run Northeasterly 110.49 feet, more or less, to the point of beginning. This land being a part of the SE1/4 of the NW1/4 of Section 15m Township 20 South, Range 3 West, and being 0.17587 acres, more or less.

For ad valorem tax purpose only, the address for the above described property is 902 Davidson Drive, Helena, AL 35080.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 12th day of November, 2019.

Addie Lou Deviner
Addie Lou Deviner

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Addie Lou Deviner, whose name 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, she, executed, the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of November, 2019.

Pamela Cunningham
NOTARY PUBLIC
My Commission Expires: 6/1/21

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name ADDIE LOU DEVINER, A SINGLE
Mailing Address WOMAN
PO BOX 494
HELENA, AL 35080

Grantee's Name DONNA E. DEVINER HAWTHORNE
Mailing Address 2274 BUTLER SPRINGS LANE
HOOVER, AL 35226

Property Address 902 DAVIDSON DRIVE
HELENA, AL 35080

Date of Sale NOVEMBER 12, 2019
Total Purchase Price \$ 32,590.00

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
☒ 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 _____

Print ANTHONY METCALFE

Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one


20191119000428250 2/2 \$58.00
Shelby Cnty Judge of Probate, AL
11/19/2019 09:01:37 AM FILED/CERT

Form RT-1