

Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
19-00260-RET

Send Property Tax Notice to:
Tamyko A. Wilson
2167 Old Cahaba Place
Helena, AL 35080

20191205000450530
12/05/2019 02:34:55 PM
DEEDS 1/4

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

Daniel Hill and Mary Hill, a married couple

For and in consideration of the sum of TWO HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED DOLLARS, (\$244,900.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by

Tamyko A. Wilson

the Grantors, do hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 432, according to the Map and Survey of Old Cahaba Oakwood Sector, as recorded in Map Book 28, Page 13, in the Probate Office of Shelby County, Alabama.

Source of Title: Corporation Form Warranty Deed, Joint Tenants With Right of Survivorship, from American Homes and Land Corp to Daniel Hill and Mary Hill, husband and wife dated 10/19/2001 and recorded on 10/23/2001 in Inst. #2001-45776, Shelby, Alabama Office of the Judge of Probate.

This conveyance is secured by a Purchase Money Secured Mortgage in the amount of \$236,726.00.

The subject property is the homestead of the Grantors.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

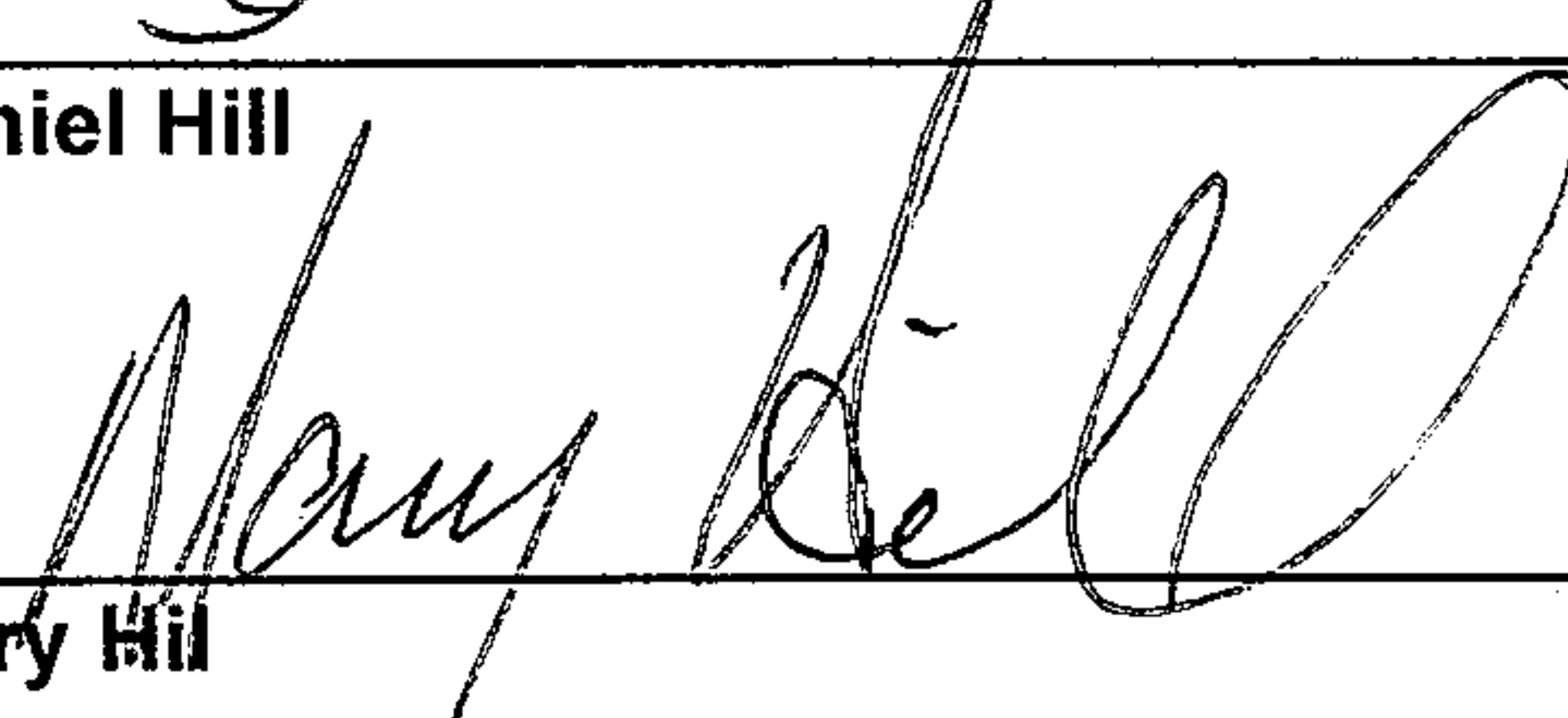
And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and

the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 2nd day of December, 2019.



Daniel Hill



Mary Hill

STATE OF AlabamaCOUNTY OF Shelby

I, David Sigler, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Daniel Hill**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day that bears the same date.

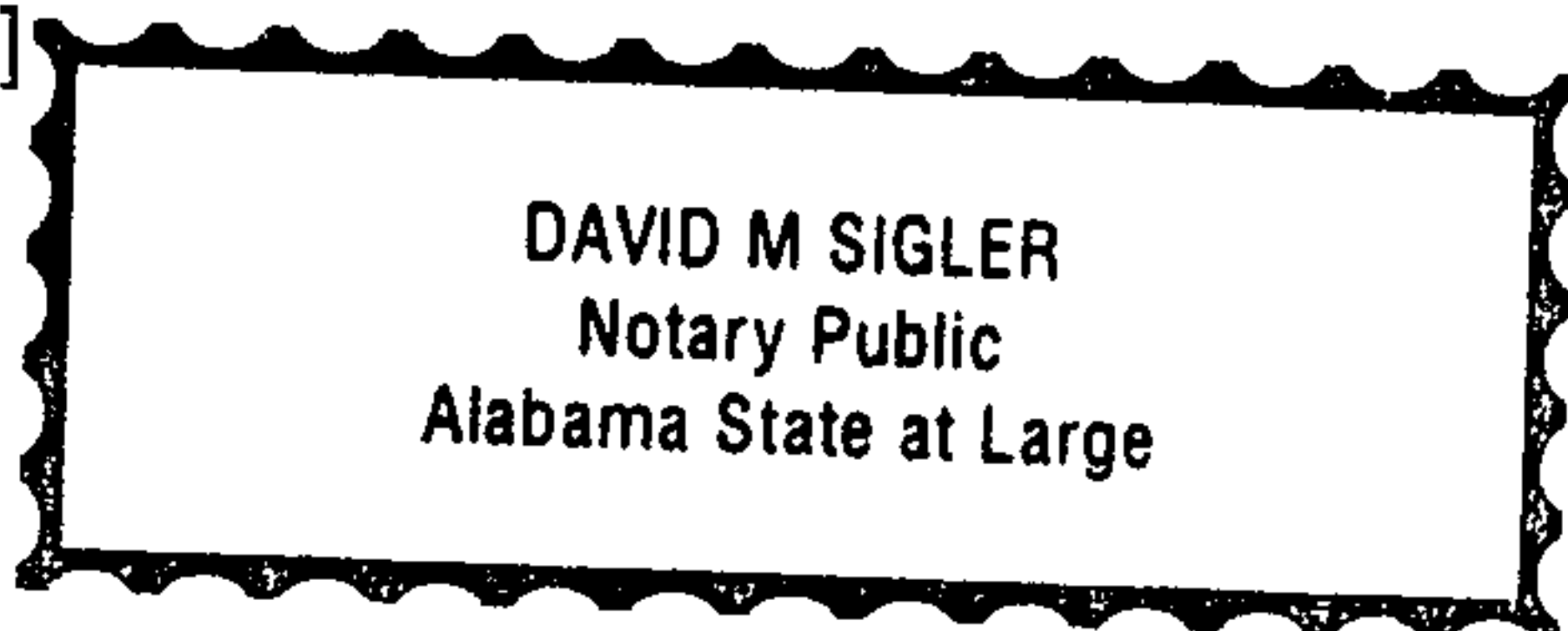
Given under my hand and official seal this 2nd day of December, 2019.

Notary Public

My Commission Expires:

4/13/20

[Notary Seal]

STATE OF AlabamaCOUNTY OF Shelby

I, David Sigler, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Mary Hil**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day that bears the same date.

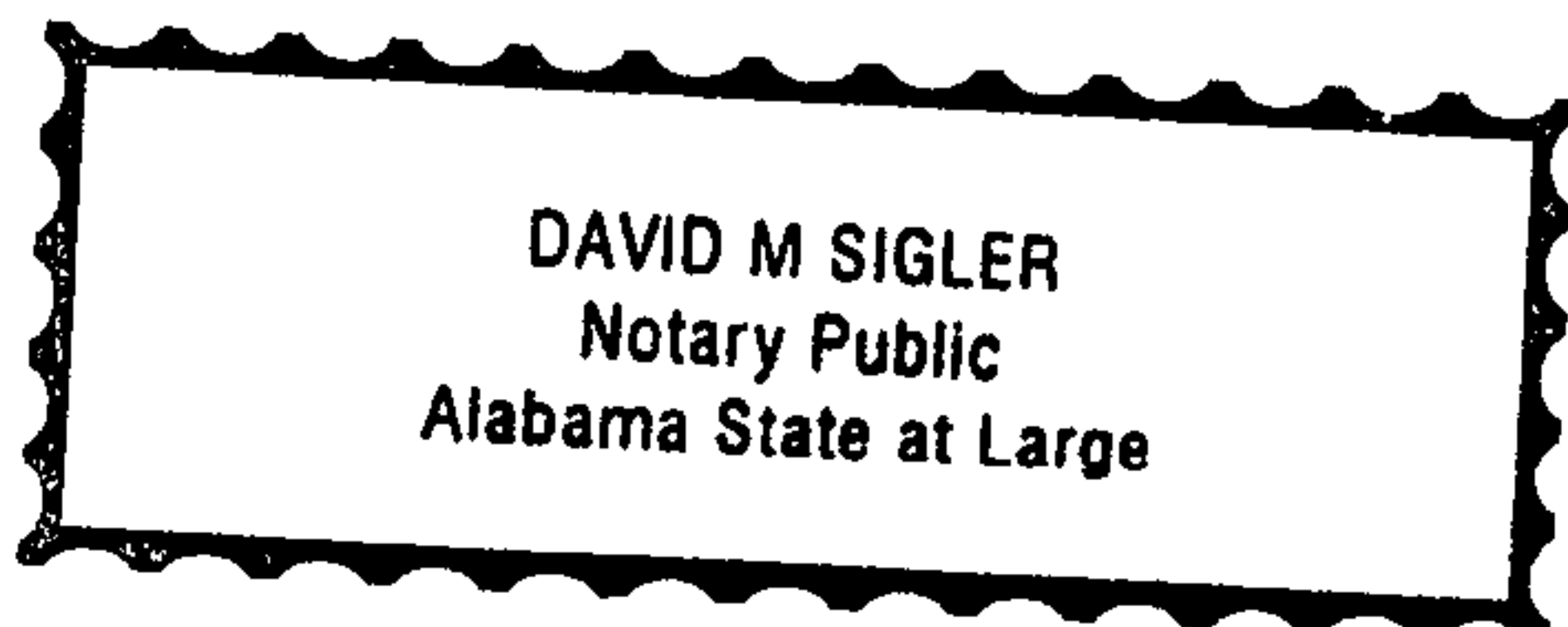
Given under my hand and official seal this 2nd day of December, 2019.

Notary Public

My Commission Expires:

4/13/20

[Notary Seal]



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Daniel Hill and Mary Hill

Mailing Address: 2167 Old Cahaba Pl
Helena, AL
35080

Grantee's Name: Tamyko A. Wilson

Mailing Address: 2167 Old Cahaba Place
Helena, AL 35080

Property Address:

2167 Old Cahaba Place
Helena, AL 35080Date of Sale: 12-2-19Total Purchase Price: \$244,900.00

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 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 is 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: 12-2-19____ Unattested _____
Verified by:

Print: Access Title & Closing Group, LLC

Sign: [Signature]
(Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2019 02:34:55 PM
\$39.50 CHARITY
20191205000450530Allen S. Bayl