

Send tax notice to:  
Donald G. Hilyer and Kimberly A. Hilyer  
240 Hicks Street  
Montevallo, AL 35115

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
TITLE NOT EXAMINED

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, **Lori Jones Blair, a married woman**, whose mailing address is: 2823 Hwy 16, Calera, AL 35040 (hereinafter referred to as "Grantor"), by **Donald G. Hilyer and Kimberly A. Hilyer**, whose mailing address is: 240 Hicks Street, Montevallo, AL 35115 (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 13, Fancher's Subdivision, being a portion of the SW 1/4 of the NE 1/4 of Section 3, Township 24, Range 12 East, according to the map of said Subdivision as recorded in Map Book 4, Page 31, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

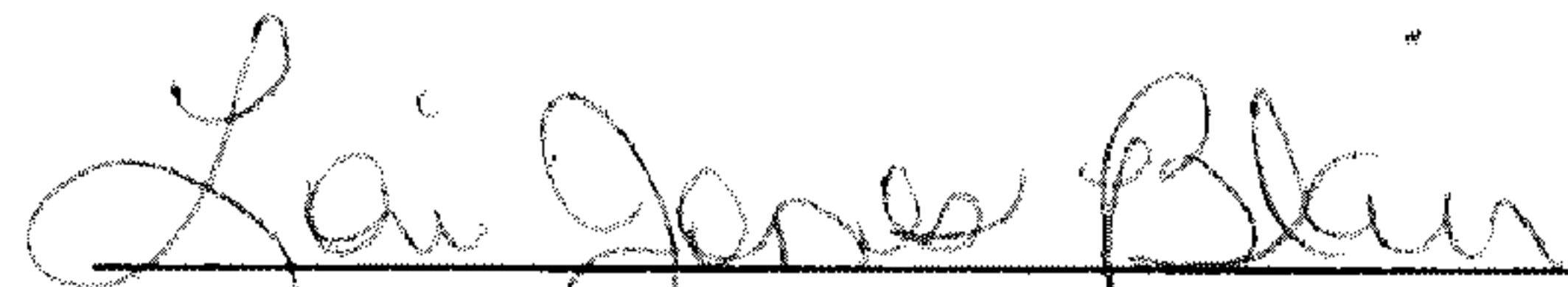
**THE SUBJECT PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.**

**TITLE NOT EXAMINED.** This instrument is prepared without the benefit of a title search or survey, and without title insurance. This instrument is prepared with information supplied by the grantor(s)/grantee(s) herein and relied upon by the preparer. Preparer makes no representation as to the accuracy of the legal description herein.

TO HAVE AND TO HOLD to Grantees, as joint tenants with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators, 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, Grantor, Lori Jones Blair, has hereunto set her signature and seal on this the 24 day of April, 2020.

  
Lori Jones Blair

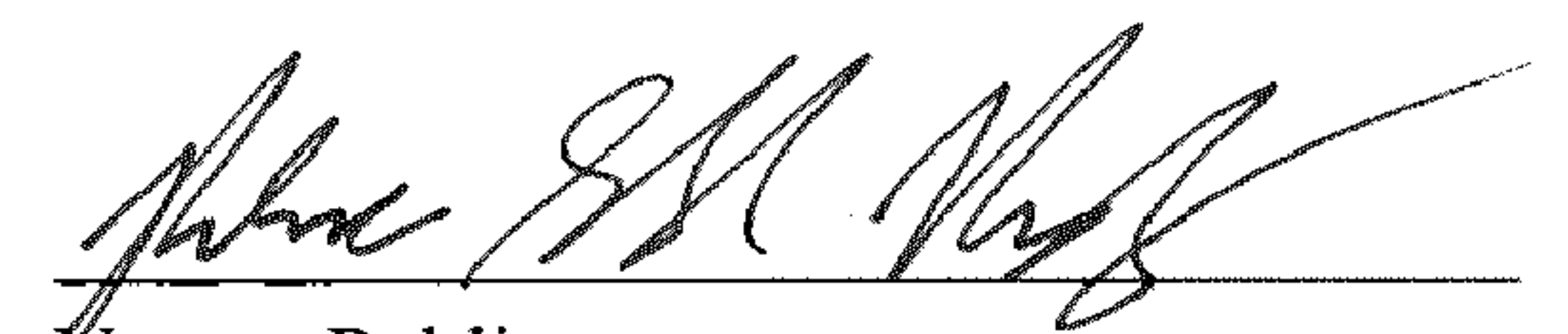
STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lori Jones Blair**, a married woman, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of April, 2020.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Patrick Skyler Murphy  
Commission Expires: 6-19-22

## Real Estate Sales Validation Form

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

Grantor's Name	LORI JONES BLAIR	Grantee's Name	DONALD G. HILYER AND
Mailing Address	2823 HWY 16	Mailing Address	KIMBERLY A. HILYER
	CALERA, AL 35040		240 HICKS ST
			MONTEVALLO, AL 35115
Property Address	290 HICKS ST	Date of Sale	April 24, 2020
	MONTEVALLO, AL 35115	Total Purchase Price	\$
	36 2 03 1 003 018.000 (PID)	or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 22,340.00

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 Tax Assessor's Value under Parcel # 36-2-03-1-003-018.000

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 4/24/2020 Print Skylar Murphy

Unattested \_\_\_\_\_ Sign [Signature]

(verified by) (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  
 04/28/2020 03:28:11 PM  
 \$50.50 MISTI  
 20200428000165810

Allen S. Boyd