

When Recorded Mail to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908

20200526000206800
05/26/2020 08:03:31 AM
DEEDS 1/3

Prepared By:
THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
1703 PLATT PLACE
MONTGOMERY, AL 36117
Send Tax Messages To:
TIFFNEY LEIGHANN HESTER
1115 7TH STREET SOUTHWEST
ALABASTER, AL 35007

WARRANTY DEED

For good consideration of \$30,000.00, I (we) **DEBRA K. COX, NOW KNOWN AS DEBRA K. WALLACE AND ANN WAIN** whose mailing address is 1801 SURREY TRAIL, HELENA, AL 35080, hereby bargain, deed and convey to **TIFFNEY LEIGHANN HESTER, AN UNMARRIED WOMAN** whose mailing address is 1115 7TH STREET SOUTHWEST, ALABASTER, AL 35007, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT NO. 45 AS SHOWN ON A MAP RECORDED IN MAP BOOK 5 PAGE 10 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, ENTITLED "PROPERTY LINE MAP, SILURIA MILLS" PREPARED BY JOSEPH A. MILLER REG. CIVIL ENGINEER ON OCTOBER 5, 1965 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 3RD AVENUE WEST AND THE WESTERLY RIGHT-OF-WAY LINE OF COTTON STREET, SAID RIGHT-OF-WAY LINES AS SHOWN ON THE MAP OF THE DEDICATION OF THE STREETS AND EASEMENTS TOWN OF SILURIA, ALABAMA, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF 3RD AVENUE WEST FOR 115.0 FEET; THENCE 90 DEG. 09 MIN. 30 SEC. RIGHT AND RUN NORTHWESTERLY FOR 95 FEET; THENCE 89 DEG. 50 MIN. 30 SEC. RIGHT AND RUN NORTHEASTERLY FOR 115 FEET TO A POINT ON THE WEST LINE OF COTTON STREET; THENCE 90 DEG. 09 MIN. 30 SEC. RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF COTTON STREET FOR 95.00 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

APN: 23 1 02 3 002 025.000

Property Address: 1115 7TH STREET SOUTHWEST, ALABASTER, AL 35007

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

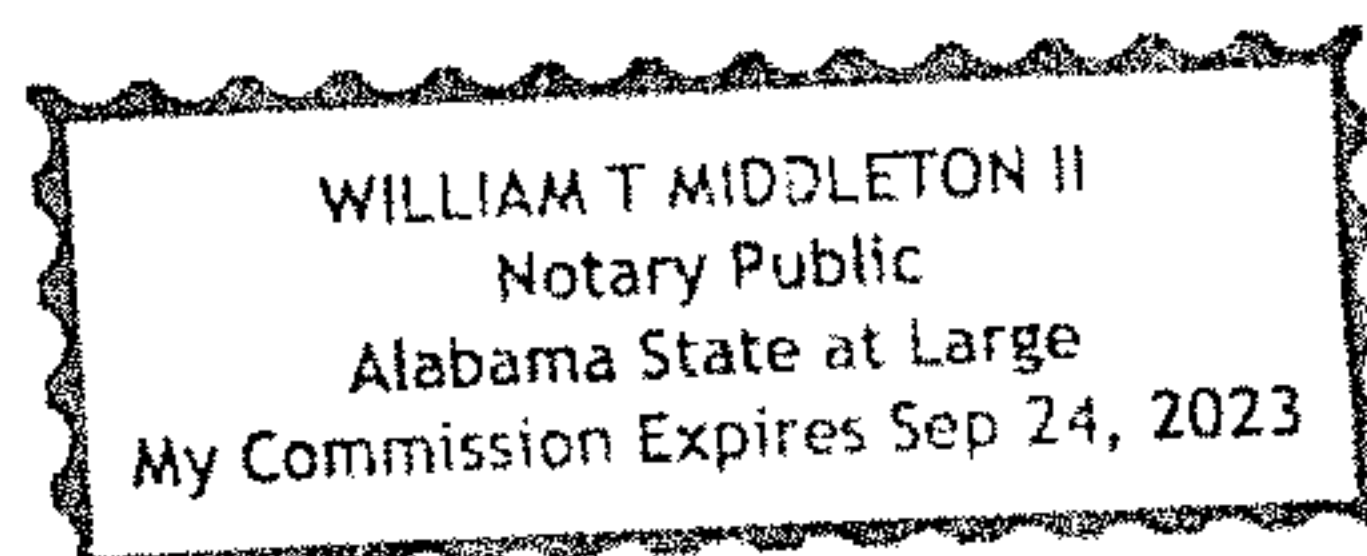
WITNESS the hands and seal of said Grantor(s) this 29 day of April, 2020.

Debra K. Cox N/K/A Debra K. Wallace Ann Wain
DEBRA K. COX, N/K/A DEBRA K. WALLACE ANN WAIN

STATE OF ALABAMA
COUNTY OF Shelby

} SS.

I, William T. Middleton II, a Notary Public, hereby certify that **DEBRA K. COX, N/K/A DEBRA K. WALLACE AND ANN WAIN**, whose name(s) 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, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 29 day of April, 2020.



William T. Middleton II
Notary Public
William T. Middleton II

Real Estate Sales Validation Form

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

Grantor's Name Debra K. Cox nka Debra K Wallace and Ann Wain

Mailing Address 1801 Surrey Trail
Helena, AL 35080

Grantee's Name Tiffney Leighann Hester

Mailing Address 115 7th St Southwest
Alabaster, AL 35007Property Address 1115 7th St Southwest
Alabaster, AL 35007

Date of Sale 4/29/2020

Total Purchase Price \$ 30,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2020 08:03:31 AM
\$30.00 CHERRY
20200526000206800

Alicia S. Bayl

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 4/29/2020

Print Scott Aguiar as agent

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one