

20200730000321900
07/30/2020 03:07:32 PM
DEEDS 1/3

SEND TAX NOTICE TO:

Fredricka D. Hatcher
146 Eagle Cove Drive
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
PEL2000401

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Ninety Four Thousand and 00/100 Dollars (\$294,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brett Fleury and Katie Fleury fka Katie Hawkins, a married couple**, whose address is: **2174 Woodledge Drive, Hoover, AL 35226** and **Carolyn Hawkins, an unmarried woman**, whose address is: **623 Grand Reserve Drive, Pelham, AL 35124** hereinafter "Grantor", whether one or more), by **Fredricka D. Hatcher**, whose address is 5517 Summer, Hoover, AL 35244, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Fredricka D. Hatcher, a married woman**, the following described real estate situated in Shelby County, Alabama, the address of which is 146 Eagle Cove Drive, Pelham, AL 35124, to-wit:

Lot 12, according to the Survey of Eagle Cove Subdivision, as recorded in Map Book 35, Page 121, in the Probate Office of Shelby County, Alabama.

Katie Fleury is one and the same person as Katie Hawkins, grantee in that certain deed dated 03/28/2014 and recorded on 04/02/2014 in Instrument No. 20140402000093430.

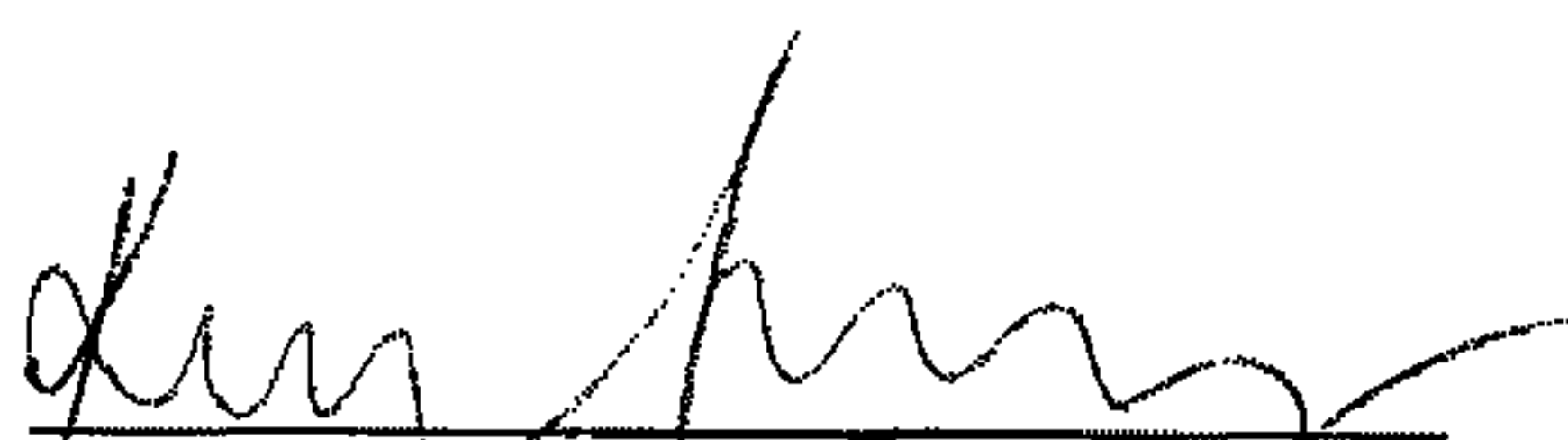
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$288,674.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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, Grantor, Brett Fleury and Katie Fleury fka Katie Hawkins and Carollyn Hawkins, has set their signatures and seals on this 29th day of July, 2020.


Brett Fleury



Katie Fleury fka Katie Hawkins


Carollyn Hawkins

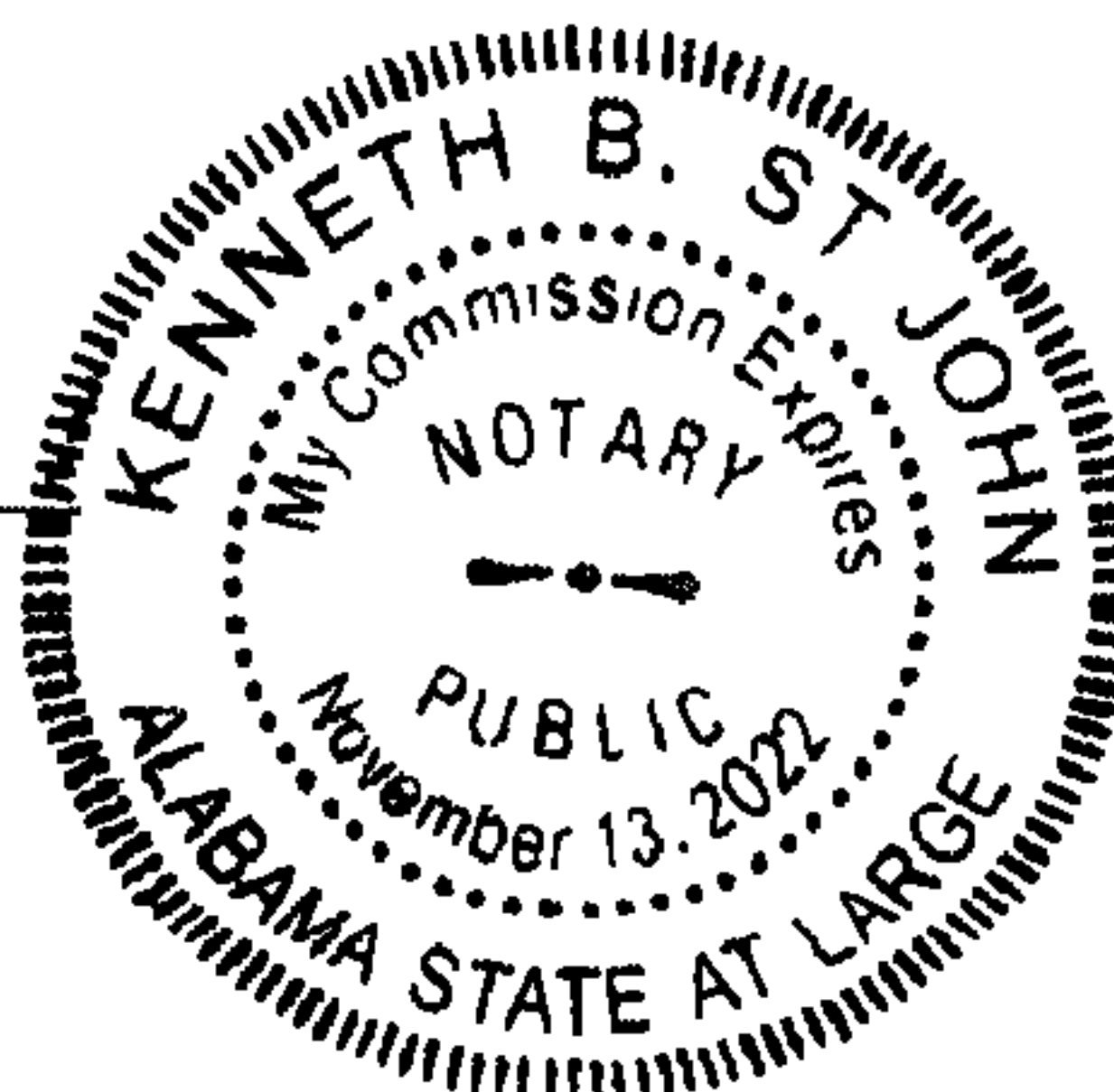
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Brett Fleury and Katie Fleury fka Katie Hawkins, a married couple, and Carollyn Hawkins, an unmarried woman, whose names are signed to the foregoing conveyance, and who 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 the same bears date.

Given under my hand and official seal on this 29th day of July, 2020.


Notary Public

Printed Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Brett Fleury, Katie Fleury and Carolyn Hawkins
Mailing Address 2174 Woodledge Drive Hoover AL 35226Grantee's Name Fredricka D. Hatcher
Mailing Address 146 Eagle Cove DrivePelham AL 35124Property Address 146 Eagle Cove Drive
Pelham AL 35124Date of Sale 7/29/2020Total Purchase Price \$ 294,000

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 - 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 7/30/20Print Skyler Murphy☐ UnattestedSign [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
 07/30/2020 03:07:32 PM
 \$34.50 JESSICA
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Allen S. Bayl