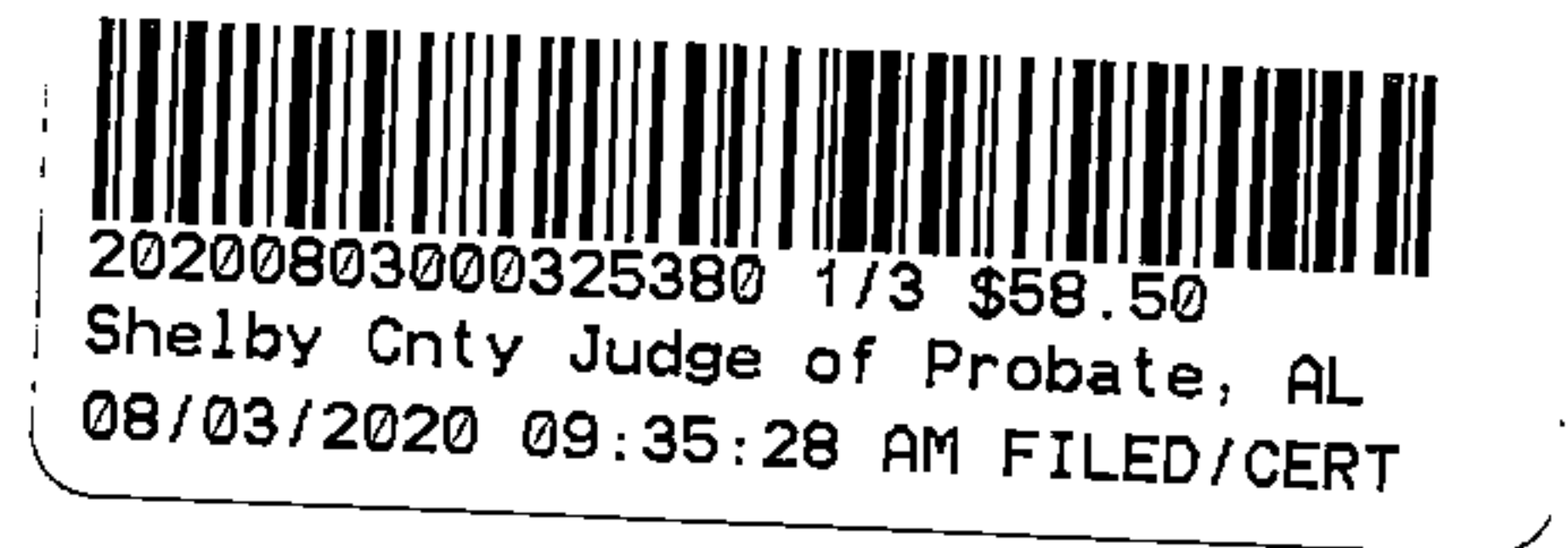


This instrument was prepared by:
BRETT A. SMITH, Esq.
HUFF SMITH LAW, LLC
369 SOUTH COLLEGE STREET
AUBURN, AL 36830

Parcel No.: 28 6 23 0 000 011.032



WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: This WARRANTY DEED, executed this 21st day of July, 2020, by Judy Hyde, a widow, her address being 1119 Weybridge Drive, Pelham, AL 35124 as Grantor, to Tracy Clennon, a married woman, her address being 6285 Lakewood Trail, Pinson, AL 35126, Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, in fee simple, forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Shelby, State of Alabama (hereinafter referred to as the "Property"), to wit:

Lot 22, according to map of Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama.

Also, the following described additional land; commence at the Northwest Corner of Said Lot 22, Country View Estates, Phase I, as recorded in Map Book 10, Page 10, In the Office of the Judge of Probate of Shelby County, Alabama, and run thence Southwesterly along the West line of said Lot 22 a distance of 169.82 feet to the Point of Beginning of the property being described; thence continue along last described course 140.18 feet to a point; thence turn 87 degrees 20 minutes 31 seconds left and run 112.30 feet to a point; thence turn 90 degrees 49 minutes 44 seconds left and run 139.32 feet to a point; thence turn 88 degrees 00 minutes 00 seconds left and run 117.00 feet to the Point of Beginning.

According to Survey of Joseph E. Conn, Jr., PLS NO. 9079, Dated July 7, 1994.

This being the same property conveyed to JIMMY W. HYDE and JUDY D. HYDE dated 04/24/1999 and recorded in INSTRUMENT NO. 1999-19317, in the SHELBY County Records Office.

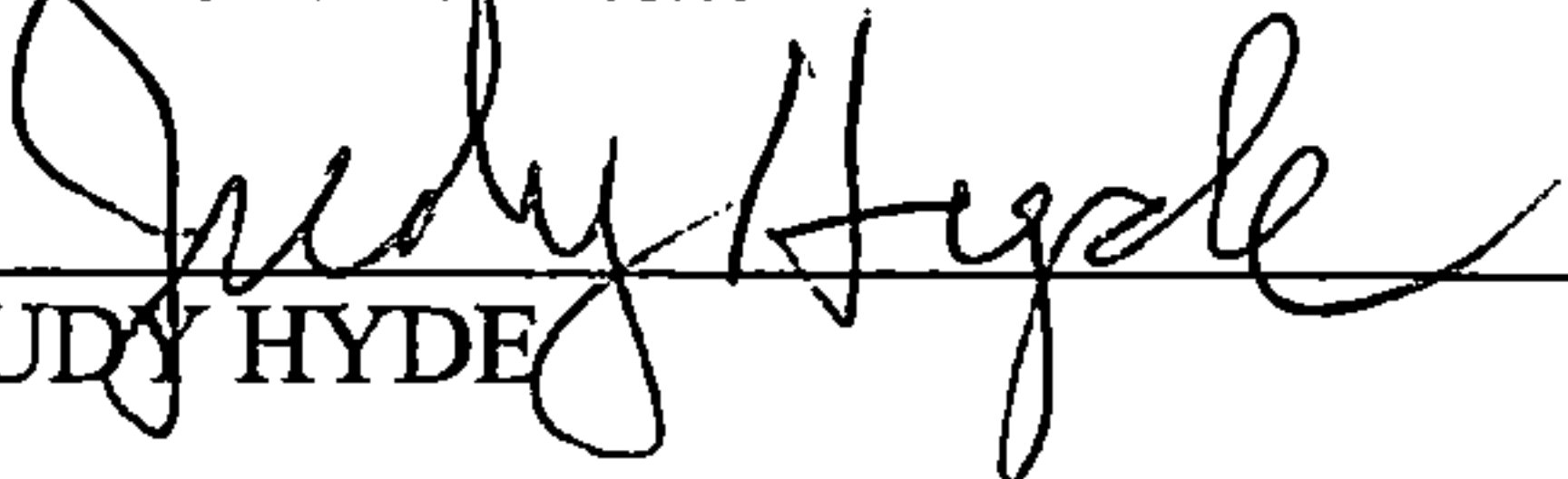
This conveyance and the warranties hereinafter contained are made subject to any and all

restrictions, easements, covenants, and rights-of-way of record in said county affecting said described property.

And Grantor does for herself and for any heirs and assigns, covenants with the said Grantee, her heirs 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 a good right to sell and convey the same as aforesaid; and, that Grantor will and her heirs and assigns, shall warrant and defend the same to the said Grantee, against the lawful claims of all persons.

The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes may have been calculated.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


JUDY HYDE

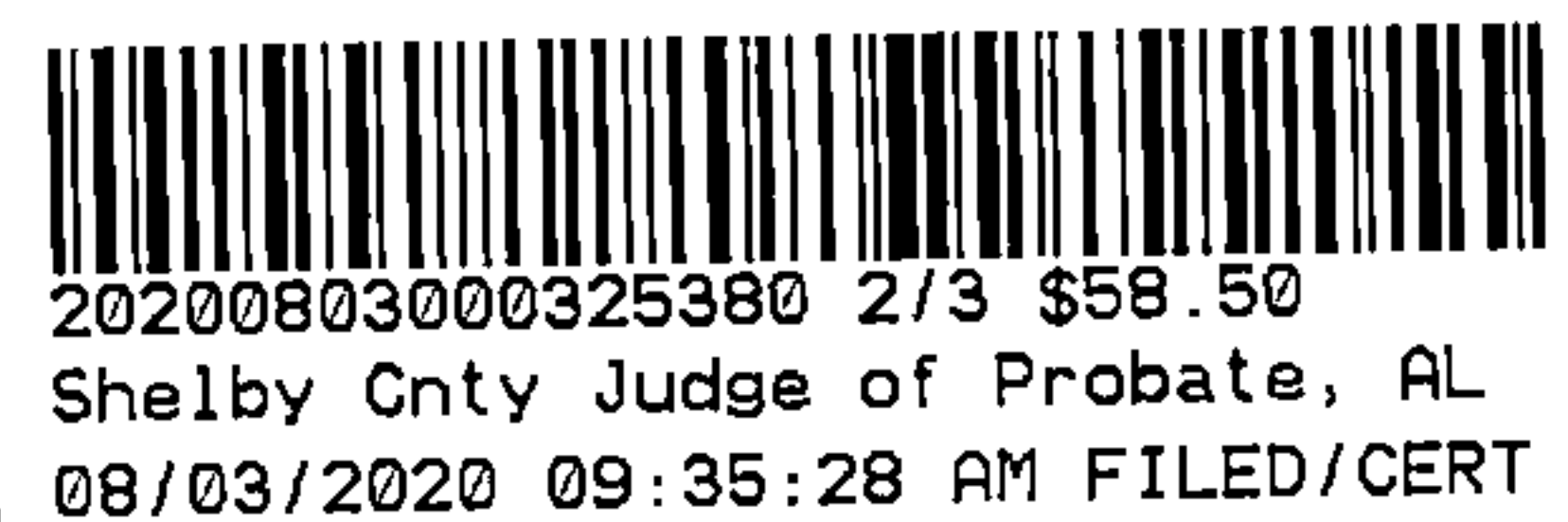
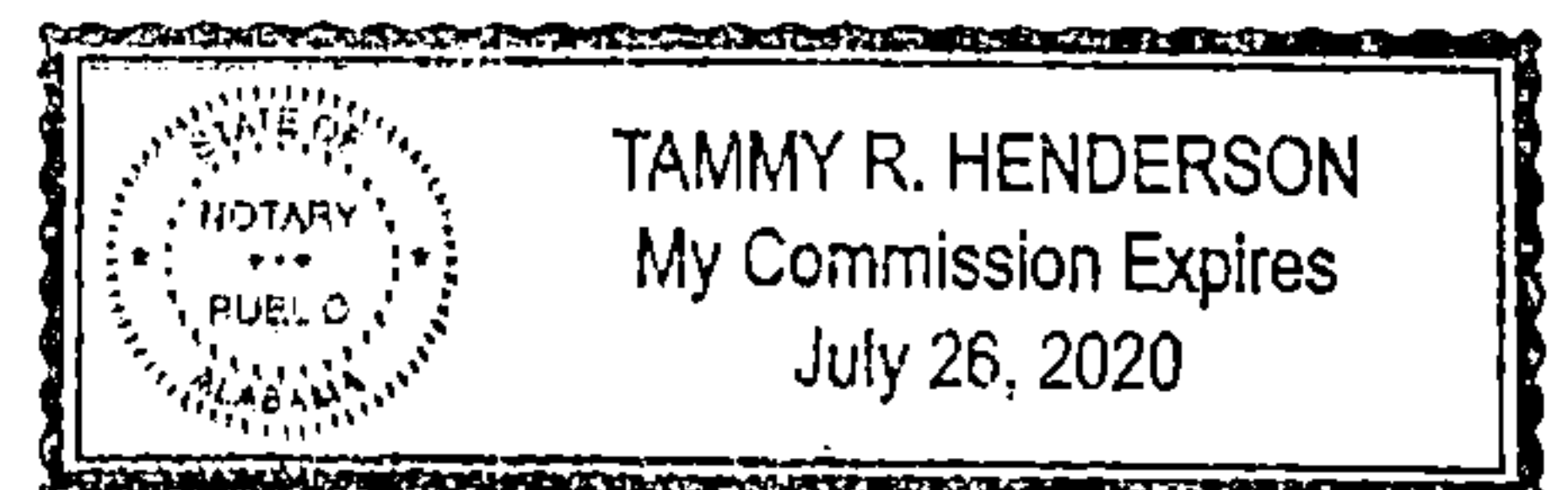
STATE OF ALABAMA)
COUNTY OF LEE)

I HEREBY CERTIFY that on this day personally appeared before me JUDY HYDE, to me known to be the person described in and who executed the foregoing instrument, or who produced License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of July, 2020.


NOTARY PUBLIC

My Commission Expires: 7-26-20



Real Estate Sales Validation Form

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

Grantor's Name Judy Hyde
Mailing Address 1119 Weybridge Drive
Pelham, AL 35124

Grantee's Name Tracy Clennon
Mailing Address 6285 Lakewood Trail
Pinson, AL 35126

Property Address 297 Hwy 306
Calera, AL 35040

Date of Sale July 21, 2020
Total Purchase Price \$

Shelby County, AL 08/03/2020
State of Alabama
Deed Tax: \$30.50

or
Actual Value \$

or
Assessor's Market Value \$30,380

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


20200803000325380 3/3 \$58.50
Shelby Cnty Judge of Probate, AL
08/03/2020 09:35:28 AM FILED/CERT

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).

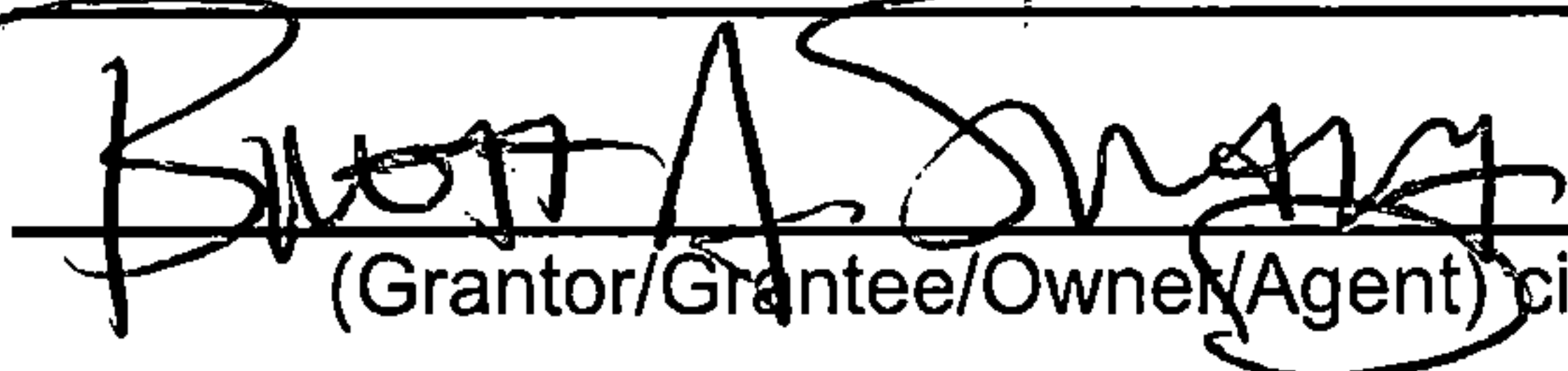
Date 07/29/2020

Print Brett Alan Smith

☐ Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1