

SEND TAX NOTICE TO:  
Ian Hamilton and Sheena Hamilton  
1333 Sequoia Trail  
Alabaster, AL 35007

**20200804000330540**  
**08/04/2020 12:49:25 PM**  
**DEEDS 1/3**

SHELBY COUNTY )

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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, the undersigned have hereunto set our hands and seals on this 3<sup>rd</sup> day of August, 20 20.

Kenneth R. Beers  
Kenneth R. Beers

Betty E. Beers  
Betty Beers

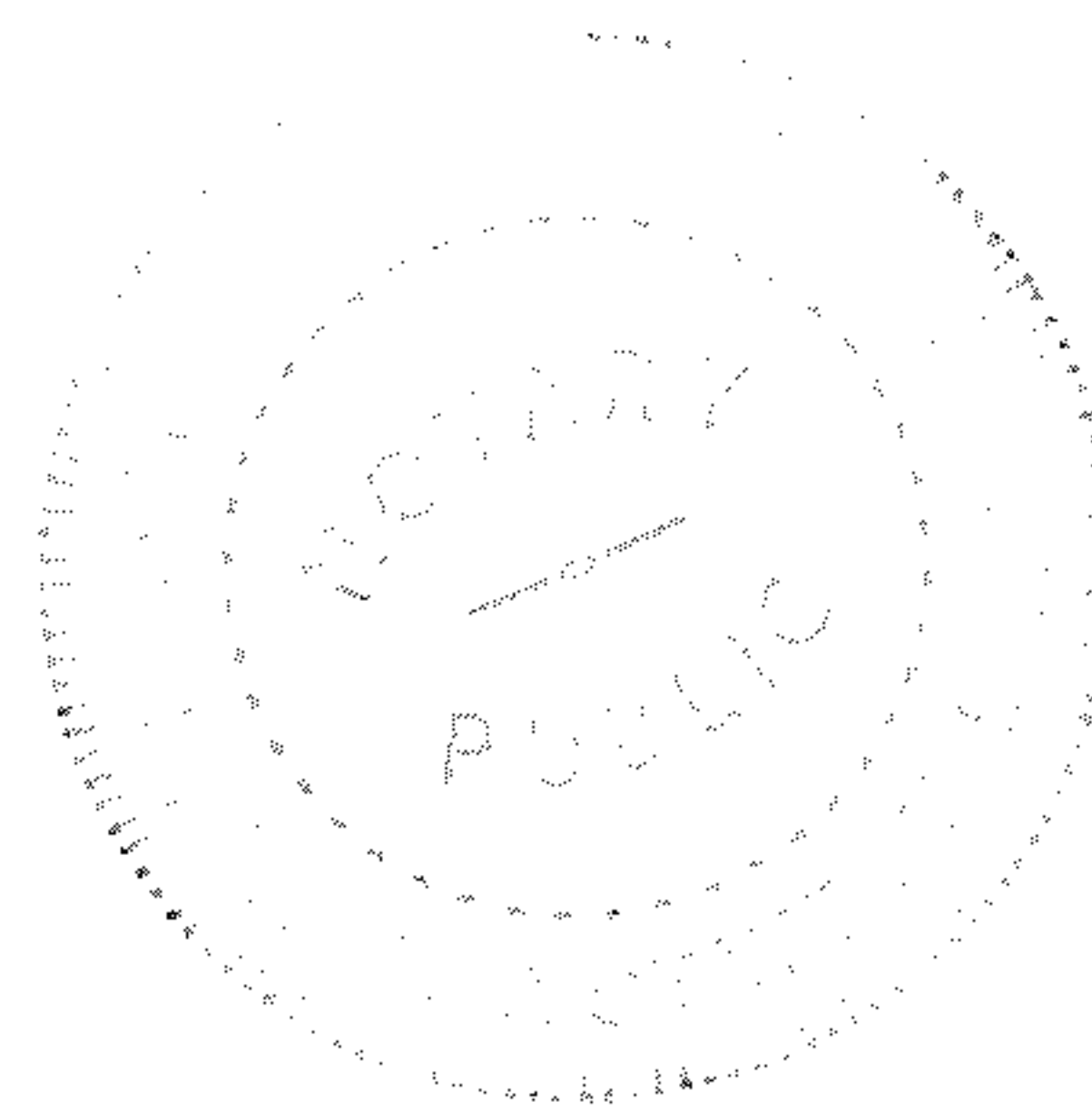
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth R. Beers and Betty Beers 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 and official seal on this 3<sup>rd</sup> day of August, 20 20.

[Signature]  
Notary Public  
My commission expires:

My Commission Expires:  
July 24, 2023



**Real Estate Sales Validation Form**

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

Grantor's Name	Kenneth R. Beers and Betty Beers	Grantee's Name	Ian Hamilton and Sheena Hamilton
Mailing Address	<u>1162 Eagle Drive</u> <u>Maylene, AL 35114</u>	Mailing Address	1333 Sequoia Trail Alabaster, AL 35007
Property Address	1333 Sequoia Trail Alabaster, AL 35007	Date of Sale	August 3, 2020
		Total Purchase Price	\$200,000.00
		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 - Kenneth R. Beers and Betty Beers, , .

Grantee's name and mailing address - Ian Hamilton and Sheena Hamilton, 1333 Sequoia Trail, Alabaster, AL 35007.

Property address - 1333 Sequoia Trail, Alabaster, AL 35007

Date of Sale - August 3, 2020.


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.

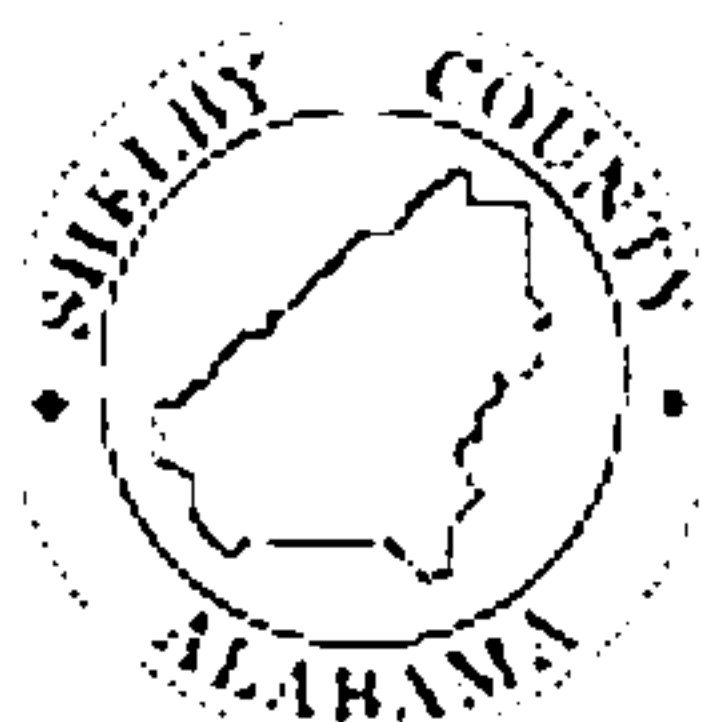
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: August 3, 2020

Sign   
Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/04/2020 12:49:25 PM  
 \$68.00 MIST  
 20200804000330540

Allen S. Bayl