

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

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

GENERAL WARRANTY DEED

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

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thousand And No/100 Dollars (\$200,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, Kenneth R. Beers and Betty Beers, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ian Hamilton and Sheena Hamilton (hereinafter grantees, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 2, according to the Survey of Navajo Hills, 8th Sector, as recorded in Map Book 9, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

Subject to a third party mortgage in the amount of \$160,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, and grantees heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantees, and grantees 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 grantees, and grantees 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 3rd day of August, 2020.

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 3rd day of August, 2020.

Seal
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - 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.

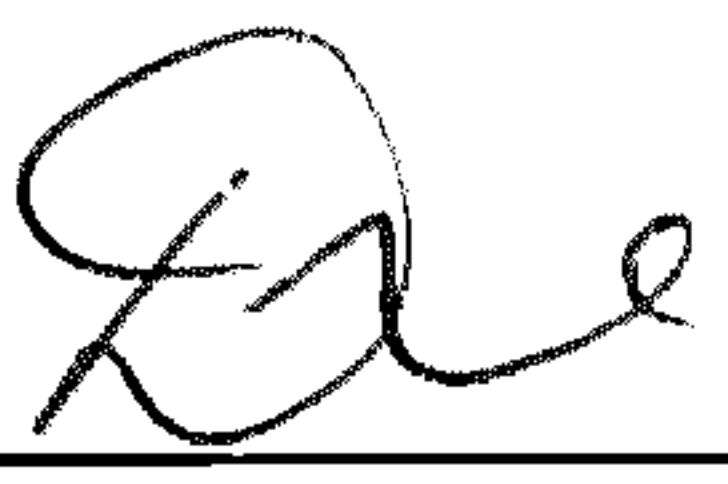
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

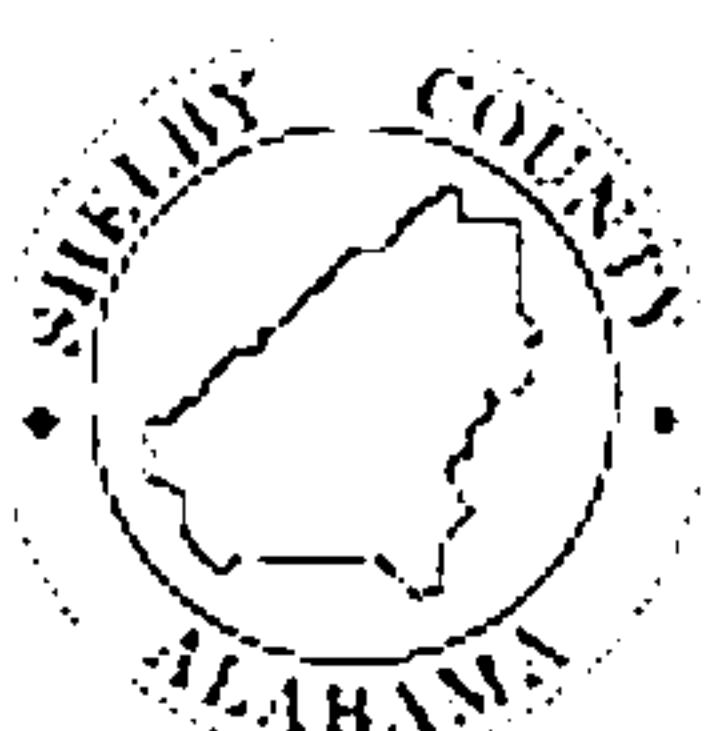
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 MISTI
20200804000330540

Allie S. Beers