

This instrument was prepared by:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, AL 35226

Send tax notice to:
Hannah Lee Hamby-Scott
715 Cahaba Manor Trl.
Pelham, AL 35124

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I, Hannah Lee Hamby-Scott, as Personal Representative for the Estate of Timothy Patrick Piglia, Jr., Case No. PR-2019-000409, in the Probate County of Shelby County, Alabama, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey Hannah Lee Hamby-Scott, (herein referred to as grantee), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 13-1-12-2-002-003.033

Address: 715 Cahaba Manor Trail, Pelham, AL 35124

Legal Description: Lot 12, according to the Survey of Cahaba Manor Townhomes-First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

Subject to taxes for the year 2020 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record. This deed was prepared without the benefit of a title search.

Be it known that \$0.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Be it further known that the transfer of this real property was authorized by the Probate Court of Shelby County by the Order entered on June 1, 2020, in the Matter of the Estate of Timothy Patrick Piglia, Jr., Case No. PR-2019-000409.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that the Estate of Timothy Patrick Piglia, Jr., is lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set our hand(s) and seal(s) this the 16 day of July, 2020.

Hannah Lee Hamby-Scott
Hannah Lee Hamby-Scott, as Personal
Representative for the Estate of Timothy
Patrick Piglia, Jr., Case No. PR-2019-000409

STATE OF ALABAMA

COUNTY OF Shelby

I, Jamie C. Hinson, a Notary Public in said and for said County, in said State, hereby certify that Hannah Lee Hamby-Scott, in her representative capacity as Personal Representative for the Estate of Timothy Patrick Piglia, Jr., Case No. PR-2019-000409, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of July, 2020.

Jamie C. Hinson
Notary Public
My Commission Expires: 6/5/21

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

Grantor's Name Hannah Lee Hamby-Scott
Mailing Address 715 Cahaba Manor Trl.
Pelham AL 35124

Grantee's Name Hannah Lee Hamby-Scott
Mailing Address 715 Cahaba Manor Trl.
Pelham AL 35124

Property Address 715 Cahaba Manor Trl
Pelham AL 35124

Date of Sale 7-16-20
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 91,900.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2020 02:49:20 PM
\$29.00 CHERRY
20200806000337080

Allen S. Byrd

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 assessors

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 7/16/20

Print Mary Stewart Nelson Thompson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)