

20200810000339990
08/10/2020 08:17:57 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Stephen Tyler Hobbs
941 Greystone Highlands, Birmingham aL 35242

Know all men by these presents:

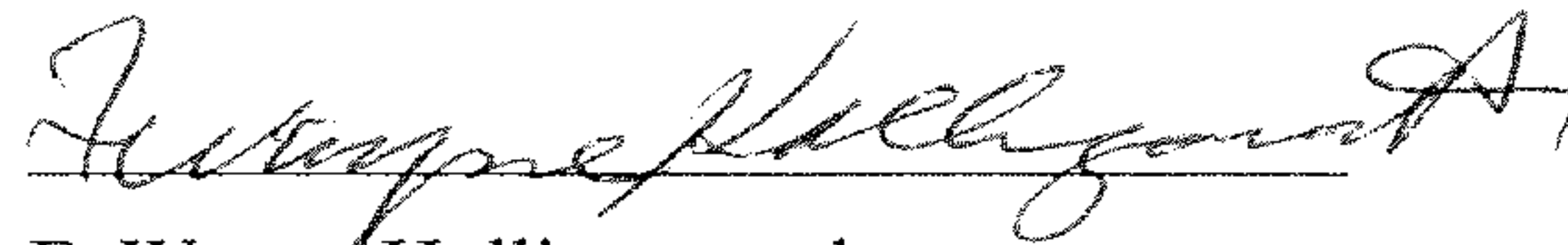
That in consideration of Two Hundred Sixteen Thousand Nine Hundred and No/100 Dollars (\$216,900.00) and to clear title to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, F. Wayne Hollingsworth, a Jingle person The Estate of Virginia K Hollingsworth Probate Case #2020-0270 Calhoun County herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Stephen Tyler Hobbs Wade (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Amended Map of Greystone Highlands, as in Map Book 19, Page 24, in the Probate Office of Shelby County, Alabama.

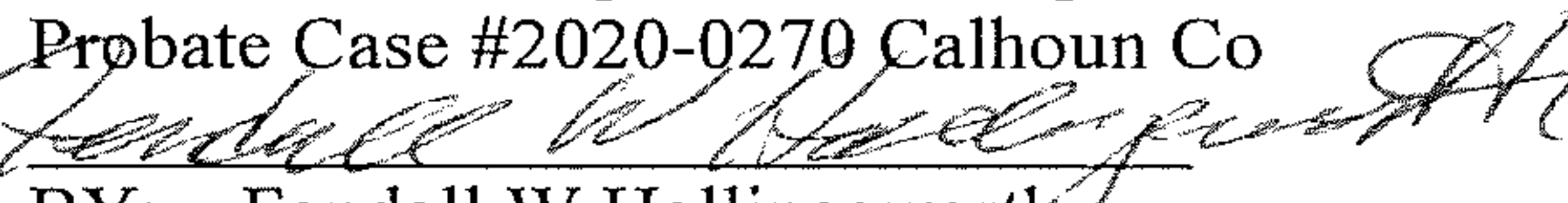
Subject to Easements, Restrictions, and Rights Of Way of Record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 24th
day of July 2020


F. Wayne Hollingsworth

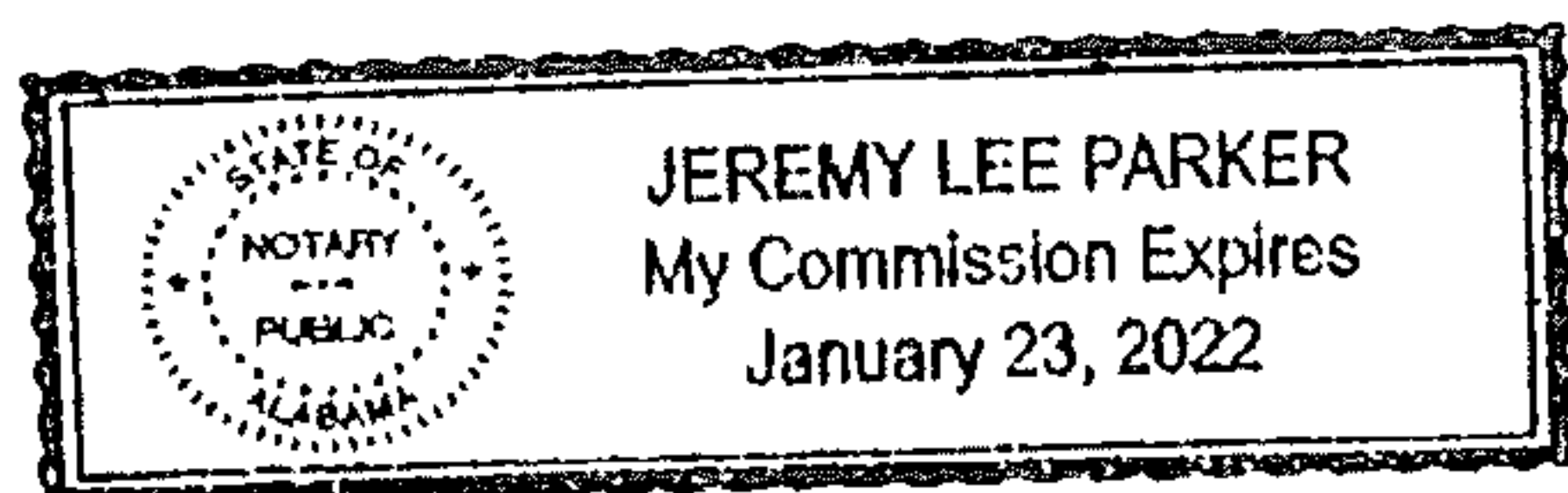
The Estate of Virginia K Hollingsworth
Probate Case #2020-0270 Calhoun Co


BY: Fendall W Hollingsworth
As: Executor

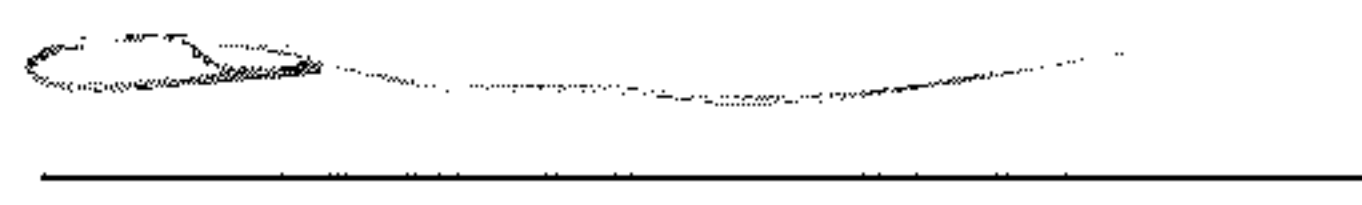
STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that F. Wayne Hollingsworth
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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 24th day of July, 2020.

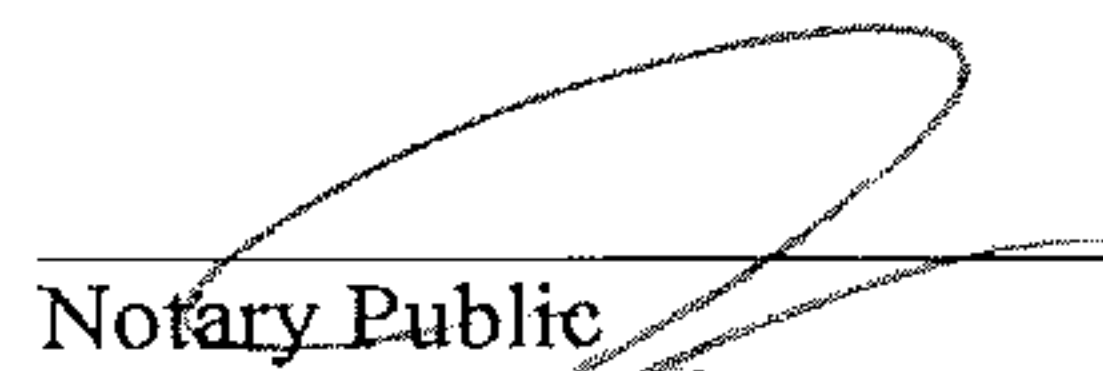


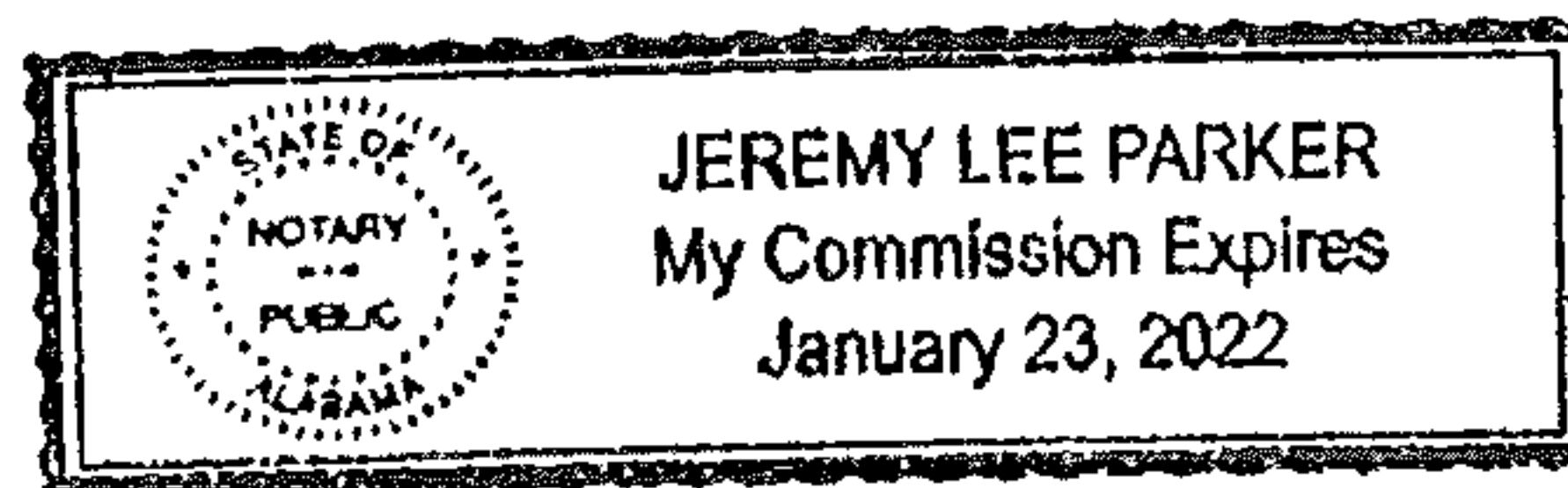
State of Alabama
County of Jefferson


NOTARY PUBLIC
MY COMMISSION EXPIRES:

I, The Undersigned, a notary public, hereby certify that Fendall W Hollingsworth whose name(s) as Executor (s) of the Estate
of Virginia K Hollingsworth Case #2020-0270 Calhoun Co AL is/are signed to the foregoing conveyance, and who is/are
known to me, acknowledged before me that, being informed of the contents of the conveyance, that Fendall W
Hollingsworth in his/her capacity as Executor, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal this the 24th day of July 2020


Notary Public
My Commission Expires: _____



Prepared by: Jeremy L Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Real Estate Sales Validation Form

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

Grantor's Name	F Wayne Hollingsworth	Grantee's Name	Stephen Tyler Hobbs
Mailing Address	941 Greystone Highlands Birmingham aL 35242		941 Greystone Highlands Birmingham aL 35242
Property Address	941 Greystone Highlands Birmingham aL 35242	Date of Sale	July 24 2020
		Total Purchase Price	\$216,900.00
		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
 ☐ Appraisal
☐ Sales Contract
 ☐ Other to
☒ 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).

(verified by)

Sign: F Wayne Hollingsworth
 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
 08/10/2020 08:17:57 AM
 \$43.00 JESSICA
 20200810000339990

Allen S. Bayl