

Send tax notice to:
Benjamin W. Hodgson
5035 Applecross Road
Birmingham, AL 35242

This Instrument Prepared By:
Susan D. Doughton, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Benjamin Hodgson, a/k/a Benjamin W. Hodgson and Benjamin Williams Hodgson, an unmarried man (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Benjamin Hodgson, and any successors, as Trustee of the Benjamin Williams Hodgson Management Trust dated June 17, 2015 (hereinafter referred to as "Grantee"), the Grantor's one-half (1/2) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the survey of Meadow Brook Townhomes, Phase III, as recorded in Map Book 28, Page 135, in the Probate Office of Shelby County, Alabama.

SOURCES OF TITLE: Instruments No. 20110331000101130 and 20150623000210530

Property Address: 435 Meadow Croft Drive, Birmingham, AL 35242

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever. Full power and authority is granted to the trustee(s) to protect, conserve, sell, at public or private sale, lease, encumber or otherwise to manage and dispose of the above described property, or any part of it, upon such terms and conditions as the trustee(s) may determine. No person dealing with the trustee(s) shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.


No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

The above property does not constitute the homestead of the Grantor.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

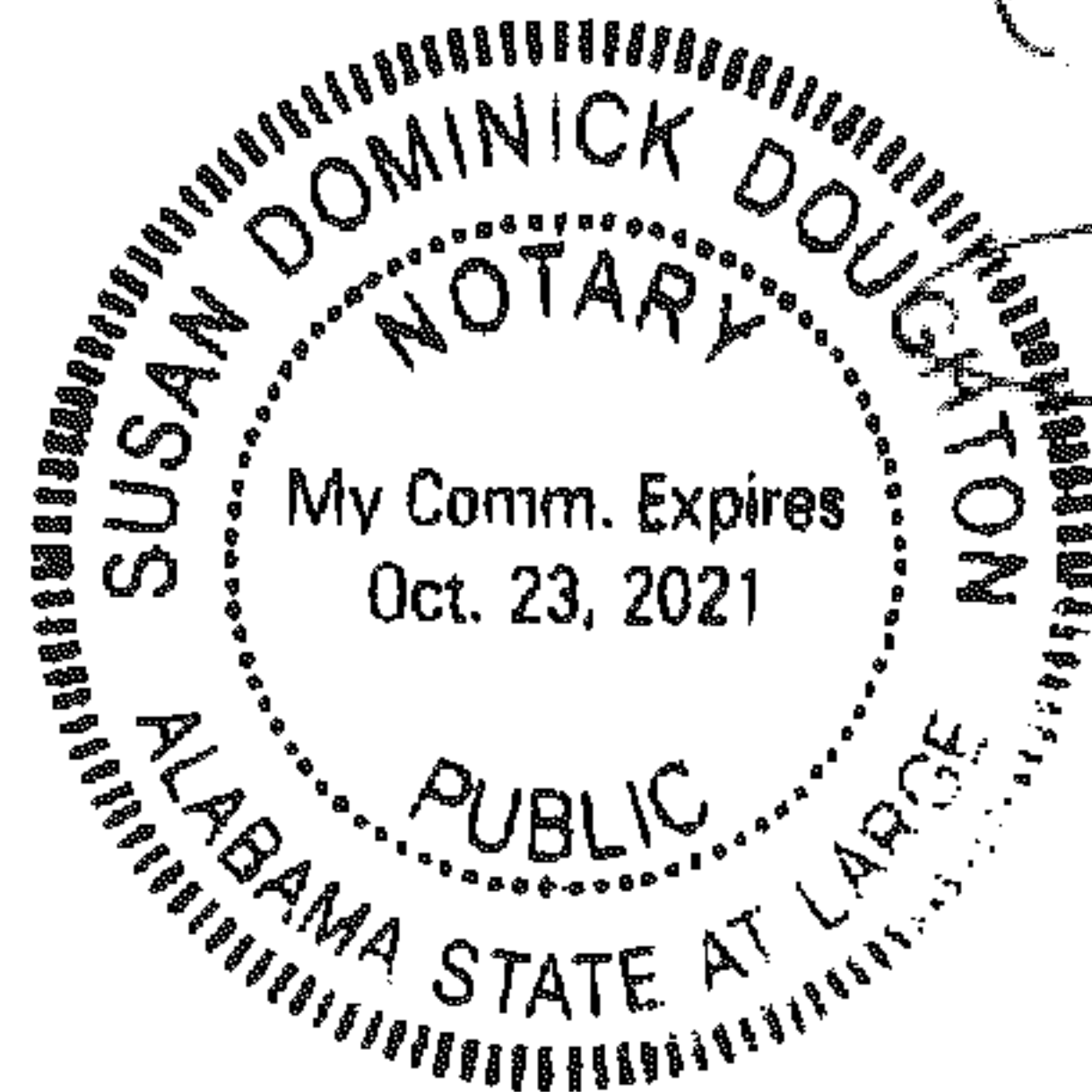
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on

December 30, 2020.


Benjamin Hodgson
a/k/a Benjamin Williams Hodgson

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Benjamin Hodgson, a/k/a Benjamin W. Hodgson and Benjamin Williams Hodgson, an unmarried man, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand on December 30, 2020.



(NOTARY SEAL)

Susan Dominick Doughton
Notary Public

Susan Dominick Doughton
Printed Name

My Commission Expires: 10/23/2021

Real Estate Sales Validation Form

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

Grantor's Name Benjamin W. Hodgson
 Mailing Address 5035 Applecross Road
 Birmingham, AL 35242

Grantee's Name Benjamin W. Hodgson, Trustee
 Mailing Address 5035 Applecross Road
 Birmingham, AL 35242

Property Address 435 Meadow Croft Drive
 Birmingham, AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

1/2 Assessor's Market Value \$ 93,850.00

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 _____

☐ 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).

Date 12/30/2020

Print BENJAMIN W. HODGSON

☒ Unattested

Sign Benjamin W. Hodgson
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/11/2021 11:34:57 AM
 \$126.00 CHARITY
 20210111000016230

(verified by)



Ann S. Bayl

Form RT-1