

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Shannon Hyde

STATE OF ALABAMA)
SHELBY COUNTY) STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Thousand and 00/100 Dollars (\$1,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **W. Gail Ethridge, signing as Personal Representative and Administratrix of the Estate of Lewis Wayne Hyde, deceased, Shelby County Probate Case #PR-2018-568,** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Shannon Hyde (a single woman)**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 1 BB, TWO ACRE, MORE OR LESS AS SHOWN IN THE RESURVEY OF LOT 1 A THE 17TH DAY OF SEPTEMBER, 2020 OF A RESURVEY OF LOT Q OF HYDE FAMILY SUBDIVISION RECORDED AS FOUND IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY AT INSTRUMENT # 2020-0917000416830

Note: This property does not constitute homestead property for Grantor.
Note: this instrument was prepared without the benefit of title.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed 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.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 11th day of December 2020 at 725 West St, Montevallo, Alabama 35115.

20210115000025470 1/2 \$43.50
Shelby Cnty Judge of Probate, AL
01/15/2021 12:35:27 PM FILED/CERT

GRANTOR

W. Gail Ethridge (L.S.)
W. Gail Ethridge Personal Representative
The Estate of Lewis Wayne Hyde
Shelby County Probate Case PR-18-568

STATE OF ALABAMA)
SHELBY COUNTY) ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, W. Gail Ethridge which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11th day of December, 2020.

Shelby County, AL 01/15/2021
State of Alabama
Deed Tax: \$18.50

[Signature]
NOTARY PUBLIC
My Commission Expires: 05/01/2024

Real Estate Sales Validation Form

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

Grantor's Name Lewis Wayne Hyde
Mailing Address Estate
97 Tree Top Ln
Montevallo AL
35115

Grantee's Name Shannon Hyde
Mailing Address 97 Tree Top Ln
Montevallo AL
35115

Property Address 97 Tree Top Ln
Montevallo
AL 35115

Date of Sale 12/11/2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 18,220

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 - 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 12/11/2020

Print Shannon Hyde

Sign Shannon Hyde
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20210115000025470 2/2 \$43.50
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Form RT-1