

Prepared by:
June A. Hilmer
Andy Echols
113 Buck Creek Drive
Alabaster, AL 35007

Grantee's Address:
113 Buck Creek Drive
Alabaster, AL 35007

300 28
74
\$ 102

WARRANTY DEED

State of Alabama
County of Shelby

\$ 73,650.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN Dollars (\$10.00), and other good and valuable consideration in hand paid to June A. Hilmer and Andy Echols, wife and husband (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Andy Echols and June A. Hilmer (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), as tenants in common with equal rights and interests during the period of their concurrent lives, with cross-contingent remainders and right of reversion to the survivor of them, in fee simple, forever, all that real property situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.


TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), the survivor of said Grantee(s), and the heirs and assigns of said survivor, that the Grantor(s) is seized of an Indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), the survivor of them, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 3 of December 2020.

June A. Hilmer
June A. Hilmer
Andy Echols
Andy Echols


20210126000043180 1/3 \$102.00
Shelby Cnty Judge of Probate, AL
01/26/2021 03:35:49 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that June A. Hilmer and Andy Echols whose name(s) is/are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of December, 2020.

Julie Crocker
Notary Public
My Commission Expires: JAN 18 2022

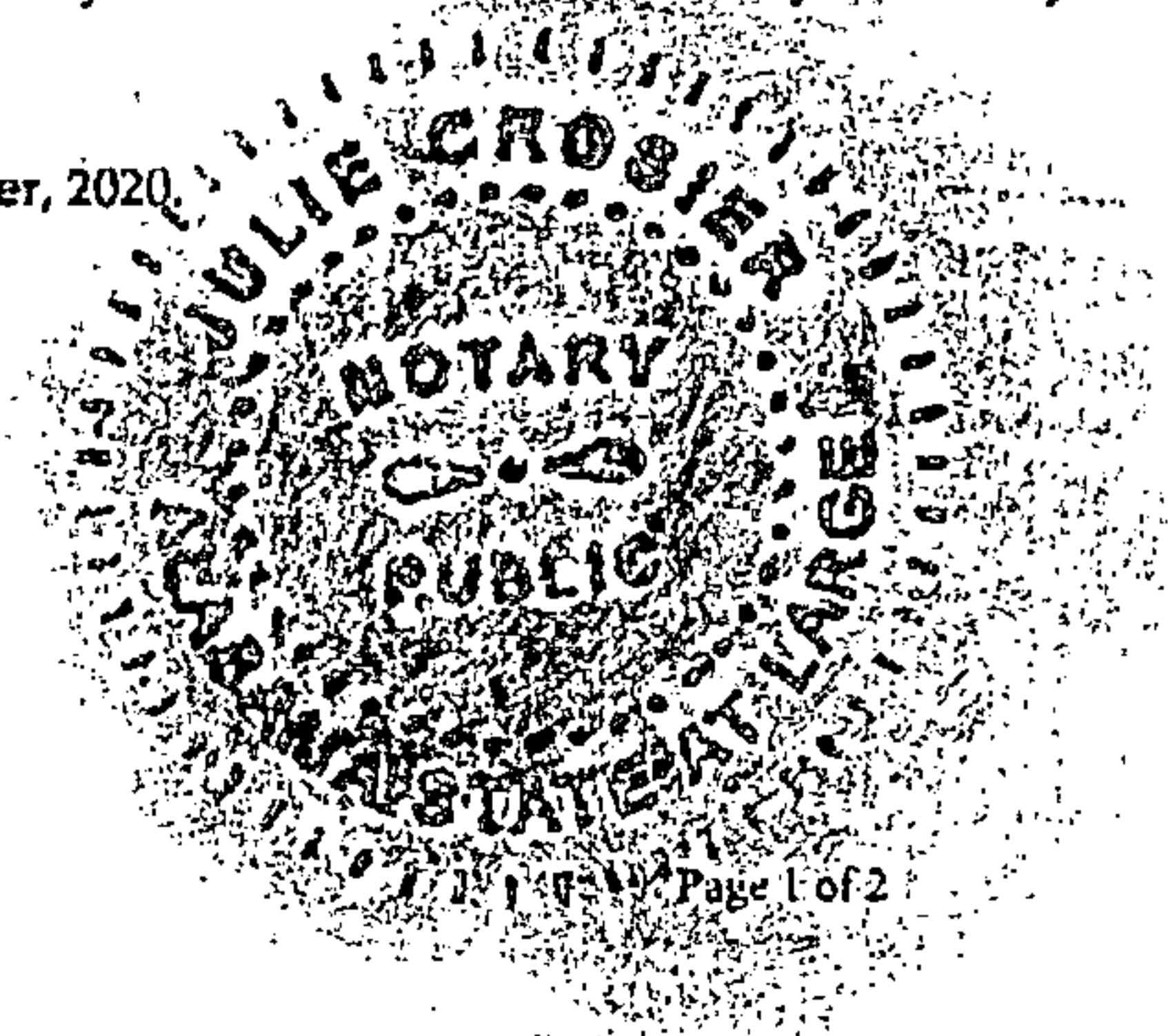


EXHIBIT "A"

Property Address: 113 Buck Creek Drive
Alabaster, AL 35007

Lot 57, according to the survey of Buck Creek Landing Subdivision in Map Book 20, Page 136 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



20210126000043180 2/3 \$102.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

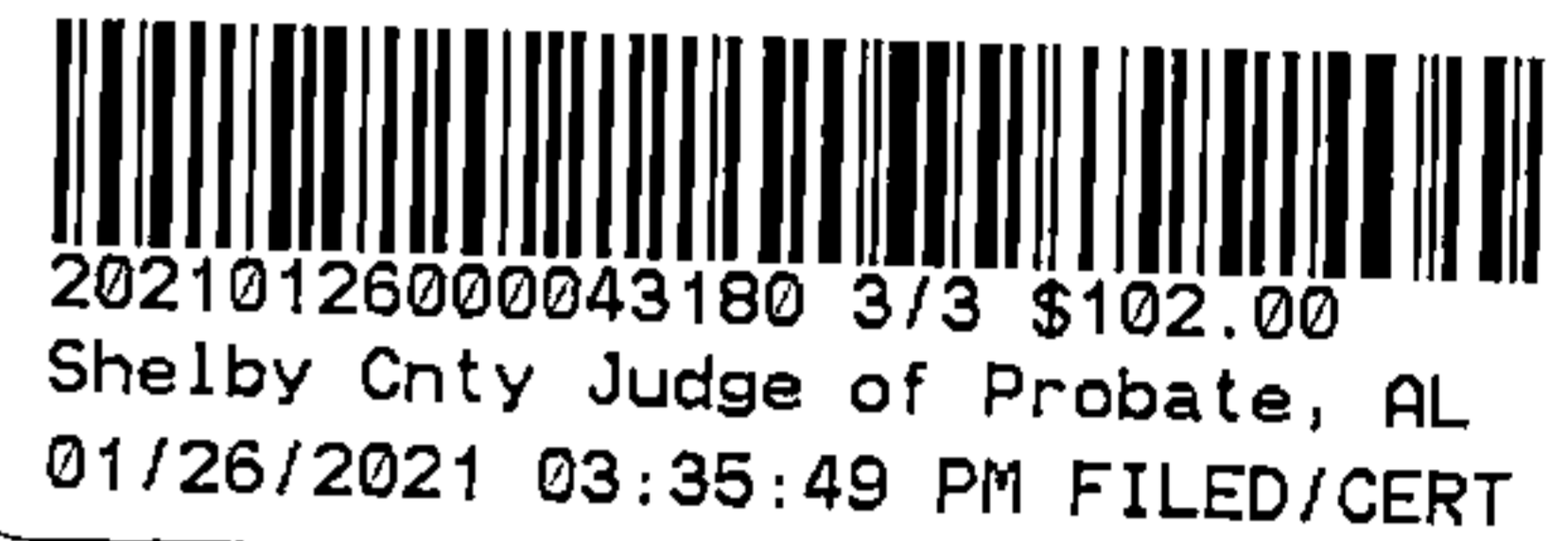
Grantor's Name June A. Hilmer and Andy Echols
Mailing Address 113 Buck Creek Drive
Property Address 113 Buck Creek Drive
Alabaster, AL 35007

Grantee's Name Andy Echols and June A. Hilmer
Mailing Address 113 Buck Creek Drive
Alabaster, AL 35007

Date of Sale December 3, 2020
Total Purchase Price
Or
Actual Value \$
Or
Assessor's Market Value \$147,300.00

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
Sales Contract
Closing Statement
Appraisal
[X] Other: Assessed Value



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 12/3/20 Print Ray Alverson
Unattested (verified by) Sign (Grantor/Grantee/ Owner/Agent) circle one