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05/24/2021 12:32:16 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Tudor Enterprises, Inc.
2539 John Hawkins Pkwy Ste 101-17
Hoover, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

M210984
THAT IN CONSIDERATION OF **One Hundred Sixty-Two Thousand Dollars and NO/100 (\$162,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Sharon B. Schmidt, a single person**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Tudor Enterprises, Inc., an Alabama Corporation** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 8, Block 4, according to the map and survey of Mission Hills, Second Sector, as recorded in Map Book 6, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Sharon B. Schmidt is the surviving grantee of the deed recorded in Book 255, Page 26. The other grantee, James R. Schmidt, having passed away on or around April 26, 2021.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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.

M210984

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this
20 day of May, 2021.

Sharon B. Schmidt
Sharon B. Schmidt

STATE OF Indiana
COUNTY OF Dubois

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Sharon B. Schmidt whose name is signed to the foregoing deed and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of May, 2021.

Notary Seal



MADISON R. GIESLER
Notary Public, State of Indiana
Commission # NP0730837
My Commission Expires
January 6, 2029

Madison R. Giesler
Notary Public
My commission expires: 01/06/2029

Real Estate Sales Validation Form

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

Grantor's Name Sharon B. Schmidt

Grantee's Name

Tudor Enterprises, INC.

Mailing Address

850 N Savannah Dr
Jasper AL 35746

Mailing Address

2539 John Hawkins Pkwy SE
Mableton AL 35244

Property Address

Date of Sale

May 20th, 2021

145 Mission Cir, Alabaster, AL 35007-7436

Total Purchase Price

\$162,000.00

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

☒ 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

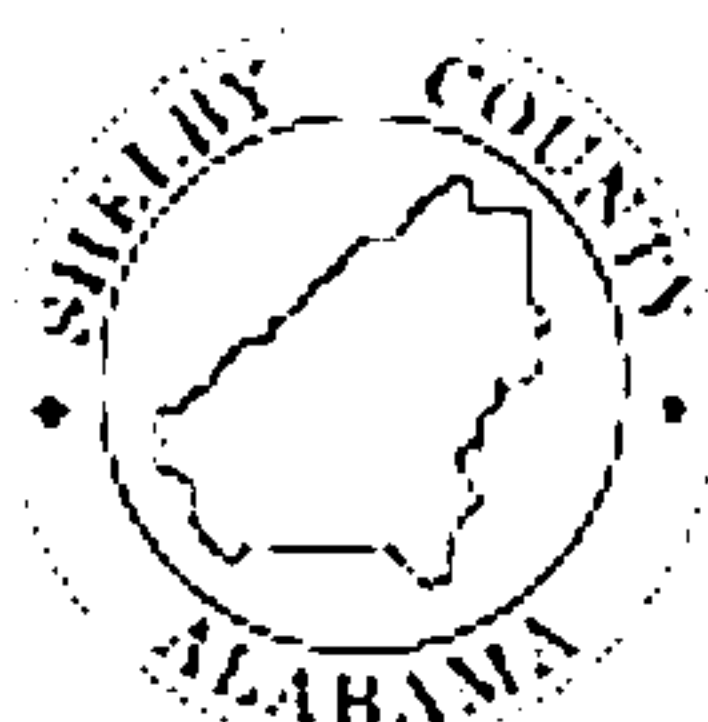
5/21/21

Print

Jeff Morris

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2021 12:32:16 PM
\$190.00 MIST
20210524000253270

Allie S. Bayl