

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Christy Dawn Dupree
129 Sugar Hill Ln
Alabaster, AL 35007

ALABAMA GENERAL WARRANTY DEED- INDIVIDUAL

STATE OF ALABAMA)
COUNTY SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$150,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Hunter Bates and Allison Bates, Husband and Wife**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Christy Dawn Dupree** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 6 & 7, according to the Survey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

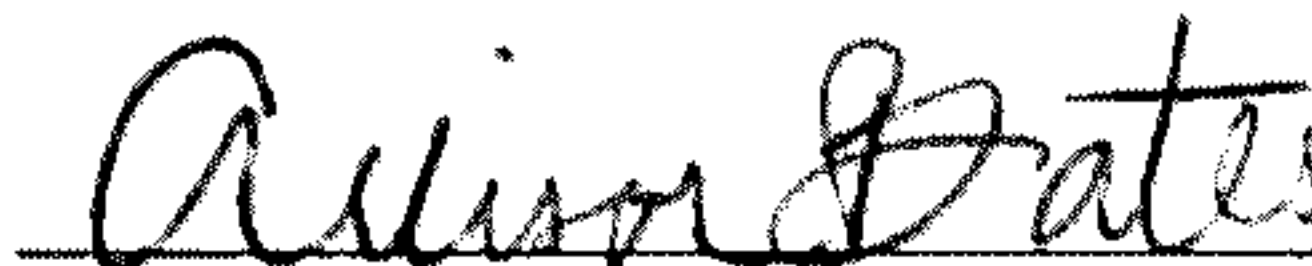
\$ 150,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 11th day of June, 2021

 (SEAL)
Hunter Bates

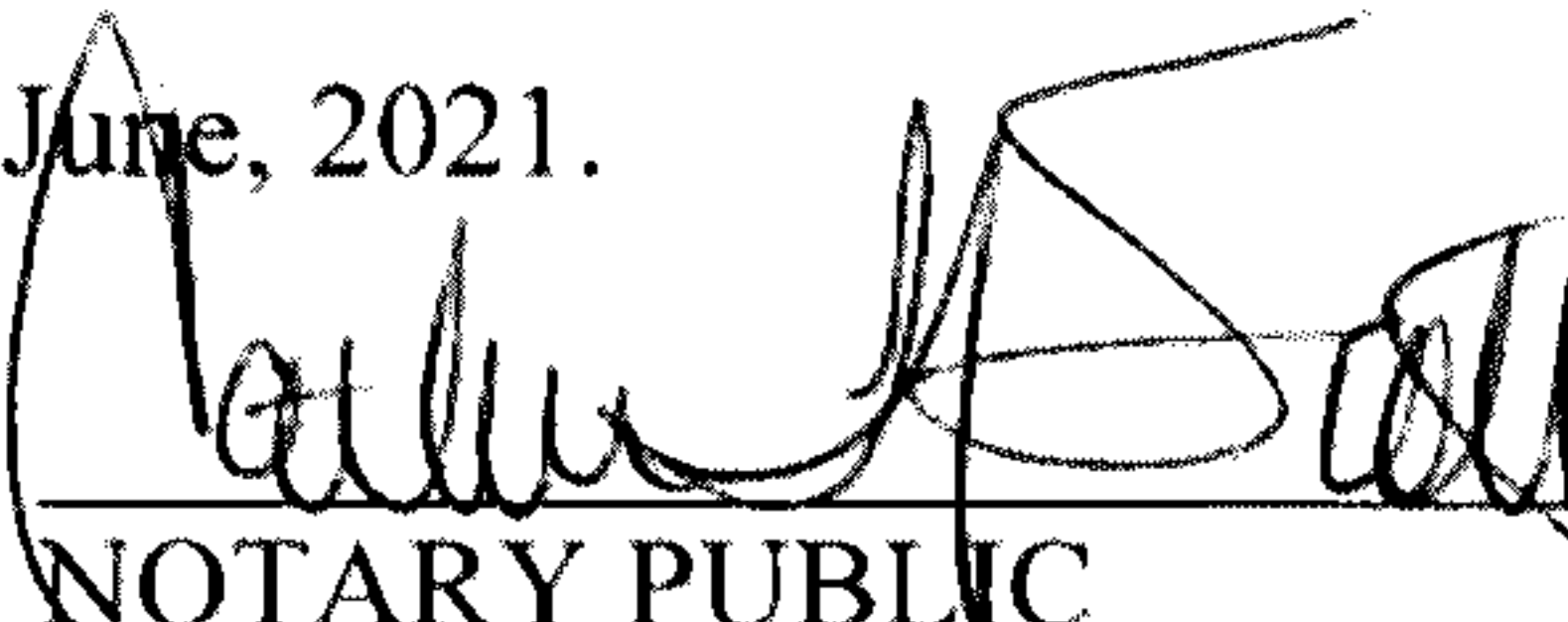
 (SEAL)
Allison Bates

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hunter Bates and Allison Bates, Husband and Wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 11th day of June, 2021.


NOTARY PUBLIC

My Commission Expires: 7-25-2022



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Hunter Bates and Allison Bates
Mailing Address _____Grantee's Name Christy Dawn Dupree
Mailing Address _____Property Address 129 Sugar Hill Ln
Alabaster, AL 35007Date of Sale June 11, 2021Total Purchase Price \$155,000.00

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
☒ Sales Contract

_____ Appraisal
 _____ 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 6-11-2021Print Catherine H. Scott

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/15/2021 09:10:32 AM
 \$29.00 CHERRY
 20210615000291000

Allison S. Bayl

Form RT-1