

20210804000377100
08/04/2021 09:28:34 AM
DEEDS 1/3

This instrument was prepared by:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, AL 35226

Send tax notice to:
Tiffany Cecelia Hodson
160 Highsmith Court
Russellville, AL 35654

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I, Tiffany Cecelia Hodson, as Personal Representative for the Estate of Mark Louis Harlen, deceased, Case No. PR 2020-000660 in the Probate Court of Shelby County, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tiffany Cecelia Hodson (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 13-6-13-4-007-005.000

Address: 159 Hidden Creek Cove, Pelham, AL 35124

Legal Description: Lot 5, according to the Survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2020 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record.

Be it known that \$0.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Be it known that Mark Louis Harlen, who became deceased on July 13, 2020, is one and the same person as Mark L. Harlen, the grantee of that certain Deed recorded at

Instrument 2001-41628 in the Probate Court of Shelby County, Alabama. Be it further known that Mark Louis Harlen is the surviving grantee of the Deed recorded at Instrument 2001-41628, with the other grantee Adele K. Harlen, having become deceased on June 7, 2017.

The Grantor covenants and agrees with the Grantee that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantee, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

To Have And To Hold to the said grantees, his, her or their heirs and assigns forever.

In Witness Whereof, I have hereunto set our hand(s) and seal(s) this the 20 day of July, 2021.

Tiffany Cecelia Hodson

By: Tiffany Cecelia Hodson

Personal Representative of the Estate of Mark Louis Harlen, deceased, Case No. PR 2020-000660 in the Probate Court of Shelby County, Alabama

STATE OF Alabama
COUNTY OF Franklin

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Tiffany Cecelia Hodson, in her representative capacity as Personal Representative of the Estate of Mark Louis Harlen, deceased, Case No. PR 2020-000660 in the Probate Court of Shelby County, Alabama 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, with full authority, she executed the same voluntarily, on the day the same bears date.

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

[SEAL]

Ann Hubs

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Estate of Mark Louis Harlen

Mailing Address _____

Grantee's Name Tiffany HodsonMailing Address 160 Highm. 4th Ct
Russellville, AL 35654Property Address 159 Hidden Creek CoveDate of Sale 7/20/21

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2021 09:28:34 AM
\$172.00 BRITTANI
20210804000377100

Pelham, AL
35124

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ \$143,800.00*Miss. Byrl*

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 tax records

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 8/3/21Print Mary Stewart Nelson Thompson

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one