

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Johnita L. Dobbs
2024 Eagle Park Lane
Birmingham, AL 35242

GENERAL WARRANTY DEED

20210916000451500
09/16/2021 09:12:55 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Two Thousand And No/100 Dollars (\$402,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Heather Brook Hendricks and Robert A. Hendricks, IV, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Johnita L. Dobbs (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 88, according to the Survey of a subdivision for Single Family Residences, Eagle Point 12th Sector, Phase II, as recorded in Map Book 23, page 82, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Heather Brook Hendricks is one and the same as Heather B. Soto, who acquired title under Instrument # 20140904000277270 recorded 9/4/2014 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to a third party mortgage in the amount of \$381,900.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 8th day of September, 20 21.

Heather Brook Hendricks
Heather Brook Hendricks

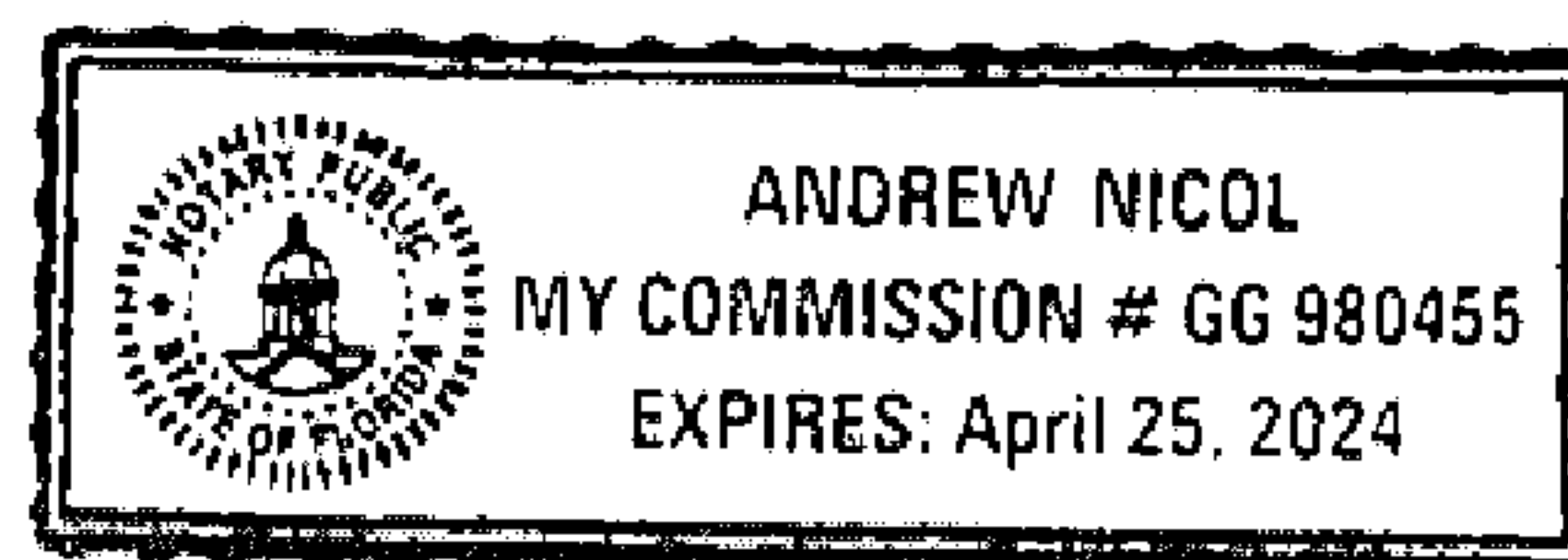
Robert A. Hendricks, IV
Robert A. Hendricks, IV

STATE OF FLORIDA
COUNTY OF BAY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heather Brook Hendricks and Robert A. Hendricks, IV whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 8 day of Sept, 20 21.

Andrew Nicol
Notary Public
My commission expires: 04.25.2024



Real Estate Sales Validation Form

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

Grantor's Name Heather Brook Hendricks

Grantee's Name Johnita L. Dobbs

Mailing Address 9029 Merlin Dr.
Youngstown, FL 32466

Mailing Address _____

Property Address 2024 Eagle Park Lane
Birmingham, AL 35242

Date of Sale September 10, 2021

Total Purchase Price \$402,000.00

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 StatementIf 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 - Heather Brook Hendricks, 9029 Merlin Dr., Youngstown, FL 32466.

Grantee's name and mailing address - Johnita L. Dobbs, , .

Property address - 2024 Eagle Park Lane, Birmingham, AL 35242

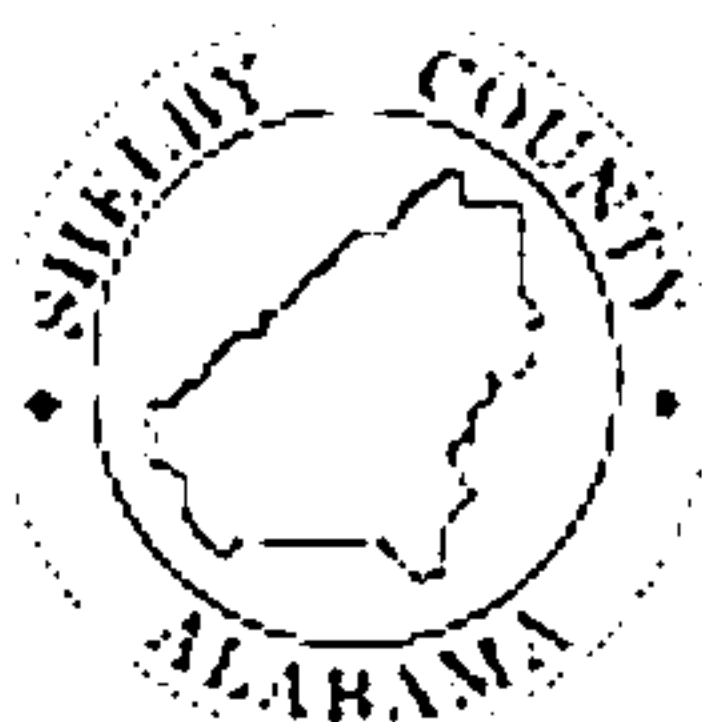
Date of Sale - September 10, 2021.

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 with 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: September 10, 2021

Sign _____

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

09/16/2021 09:12:55 AM

\$49.50 JOANN

20210916000451500

Allie S. Bayl