

This instrument was prepared by:

**David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209**

Send tax notice to:

**Jacob Sanders
2224 Black Creek Crossing
Hoover, Alabama 35244**

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Six Hundred Thirty Five Thousand and 00/100 Dollars (\$635,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Joshua D. Hefty, and his wife, Emily D. Hefty

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jacob Sanders

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 39A, according to the Final Plat of the Subdivision of Lake Wilborn Phase 1A, as recorded in Map Book 48, Pages 72 A and B, in the Probate Office of Shelby County, Alabama.

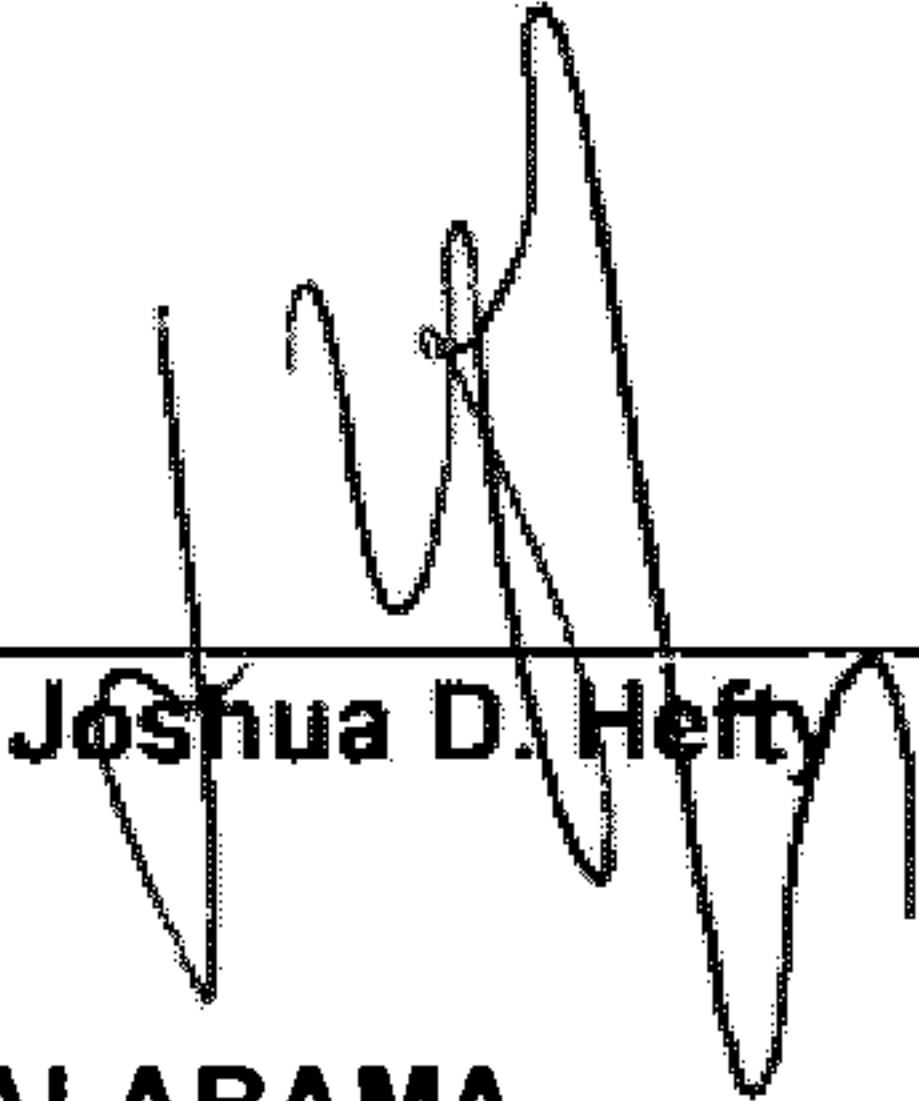
\$508,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2021 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantors; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

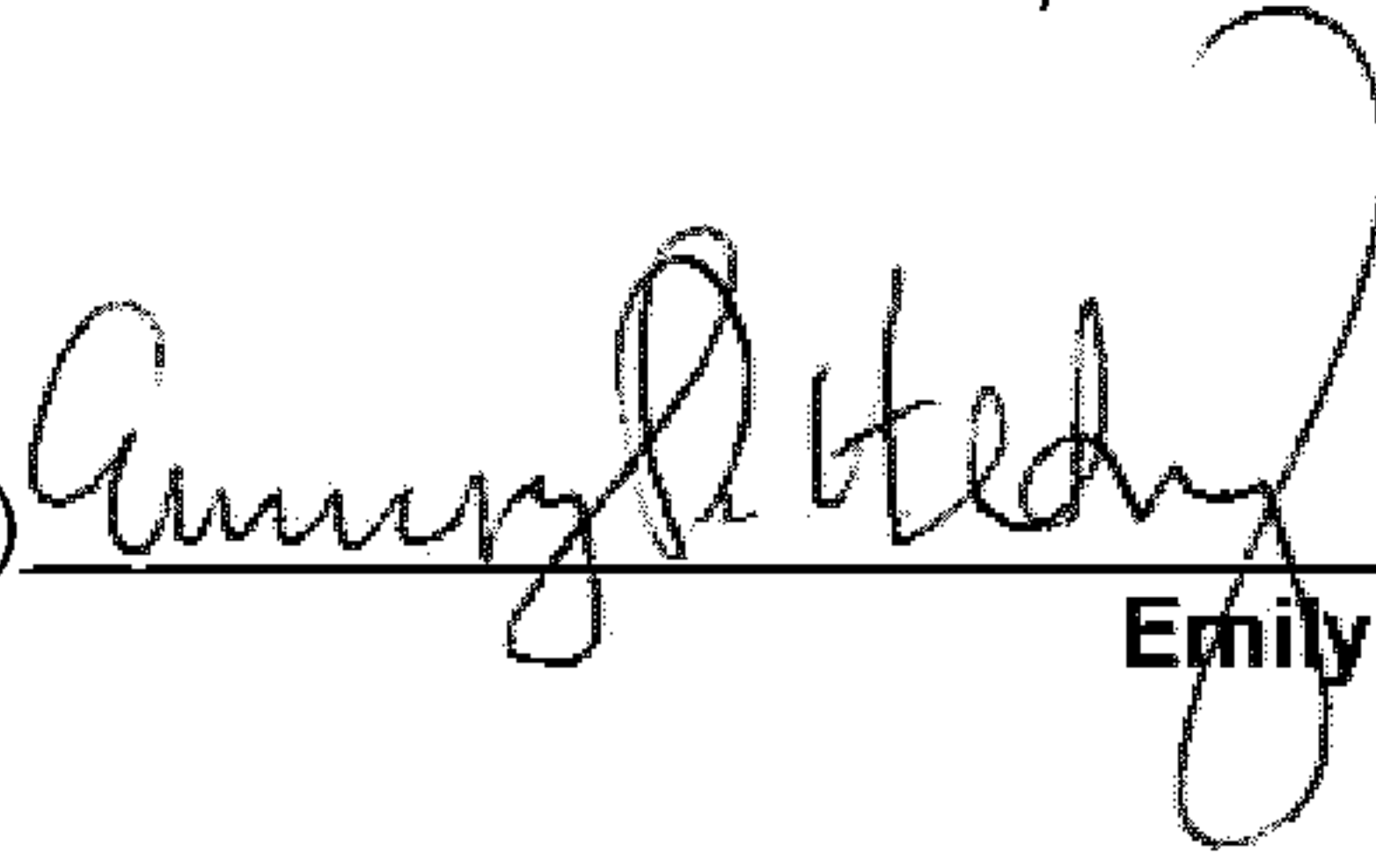
TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **his** 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 Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **20th day of September,**
2021.



Joshua D. Hefty



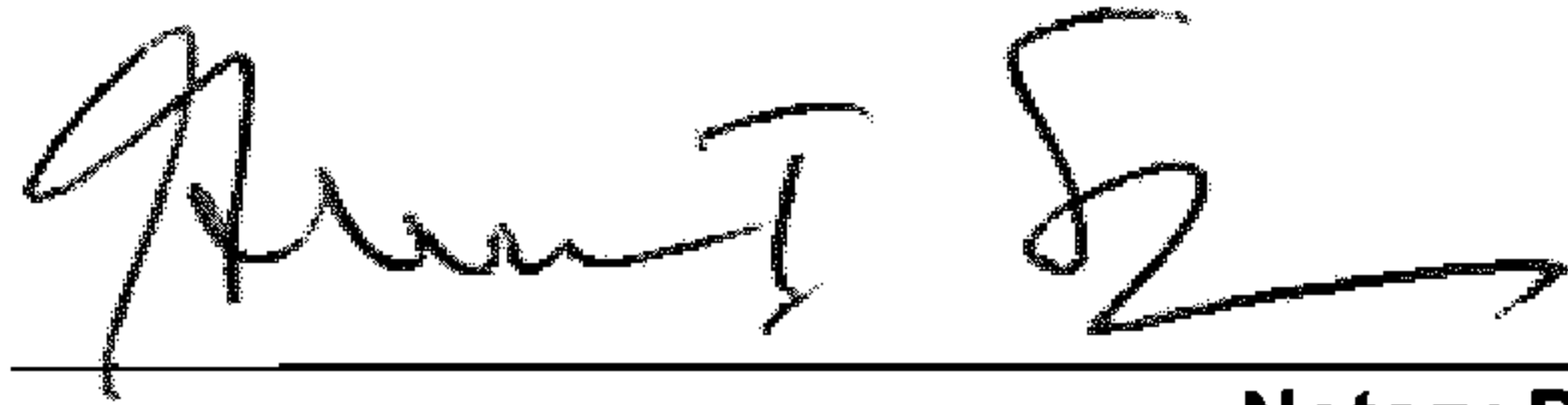
Emily D. Hefty

STATE OF ALABAMA

JEFFERSON COUNTY

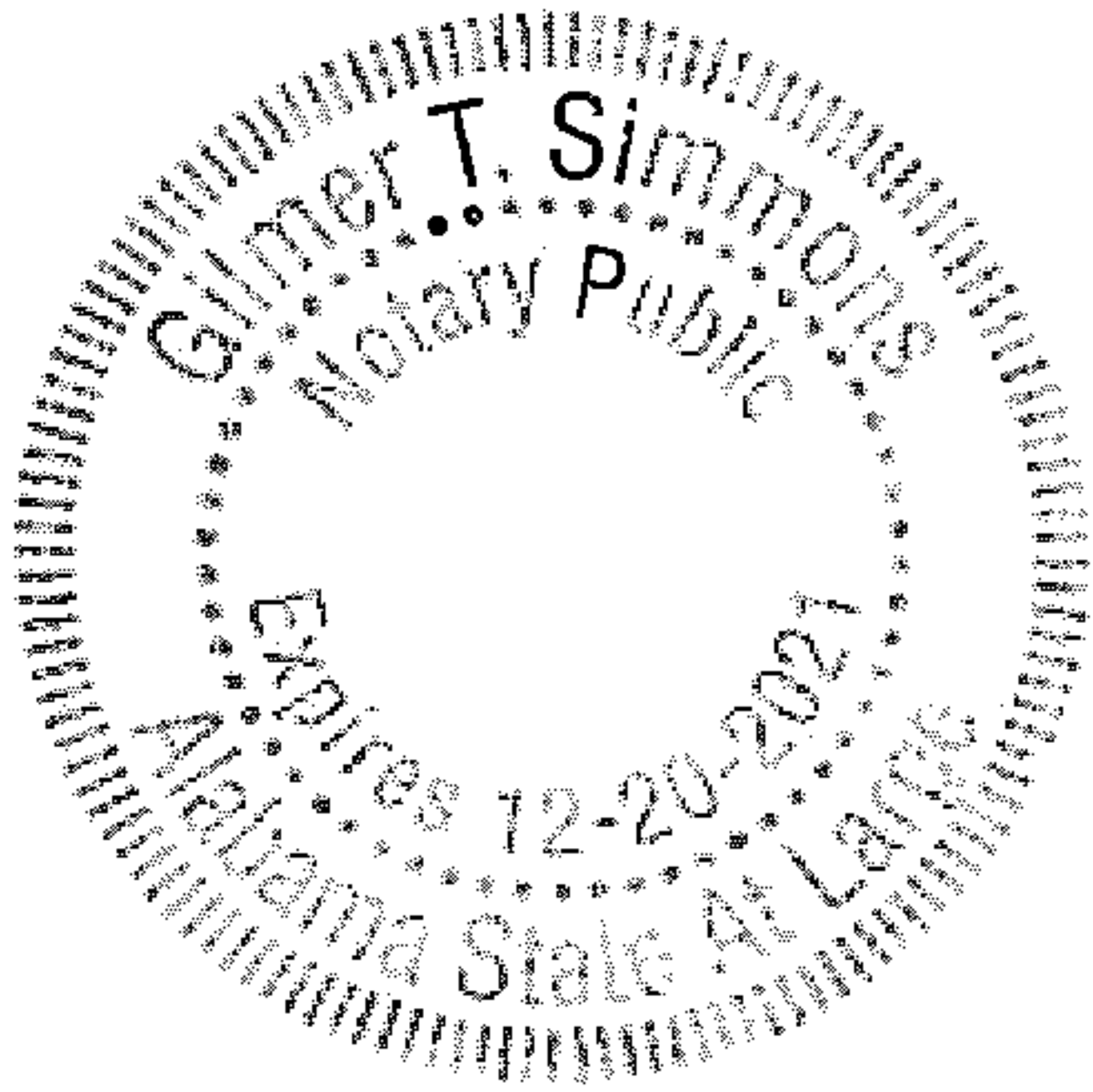
I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Joshua D. Hefty and Emily D. Hefty** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **20th day of September, 2021.**



Notary Public

My Commission Expires: 12/20/2021



REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Joshua D. Hefty**Date of Sale: **September 28th, 2021**Grantor Name: **Emily D. Hefty**Mailing Address: **2224 Black Creek Crossing
Hoover, Alabama, 35244**Total Purchase Price: **\$635,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **2224 Black Creek Crossing
Hoover, Alabama, 35244**Grantee Name: **Jacob Sanders**Mailing Address: **1644 Canterbury Cir
Vestavia, AL, 35243**

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 Section 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 Section 40-22-1 (h).Date: **9/28/2021**Print: **Gilmer T. Simmons**☐ Unattested
(verified by)Sign: **[Signature]**
(Grantor/Grantee/Owner/Agent) circle oneFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2021 01:24:55 PM
\$155.00 CHERRY
20211005000486170

Allen S. Byrd