



20211215000593580 1/4 \$505.00  
 Shelby Cnty Judge of Probate, AL  
 12/15/2021 11:29:26 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Kathy D. Cash 1072 Beaumont Avenue Hoover, AL 35242
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STATE OF ALABAMA )  
 COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Four Hundred Seventy Four Thousand and No/100 Dollars, (\$474,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Cynthia R. Hanna and husband, James L. Sullivan** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kathy D. Cash** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

**Lot 63, according to Final Plat of the Residential Subdivision, Beaumont Phase 4, as recorded in Map Book 38, Page 134, in the Probate Office of Shelby County, Alabama.**

Subject To:

- (1) Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.
- (2) Existing covenants and restrictions, easements, building lines and limitations of record.
- (3) Restrictions appearing of record in Inst No 2006-27039; Inst No 2007-29788; Inst No 2007-54312 and Inst No 2008-32667
- (4) Easement granted for Alabama Power Company recorded in Inst No 2007-51768
- (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insure herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns, forever.

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AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that Grantors have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 2<sup>nd</sup> day of December, 2021.

[Signature]  
Witness

Cynthia R. Hanna  
Cynthia R. Hanna

Alabama  
STATE OF ~~Florida~~  
COUNTY OF Baldwin

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Cynthia R. Hanna, a married woman, whose name 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3<sup>rd</sup> day of December, 2021.

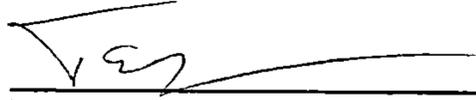
[Signature]  
NOTARY PUBLIC  
My Commission Expires: 07/13/2022

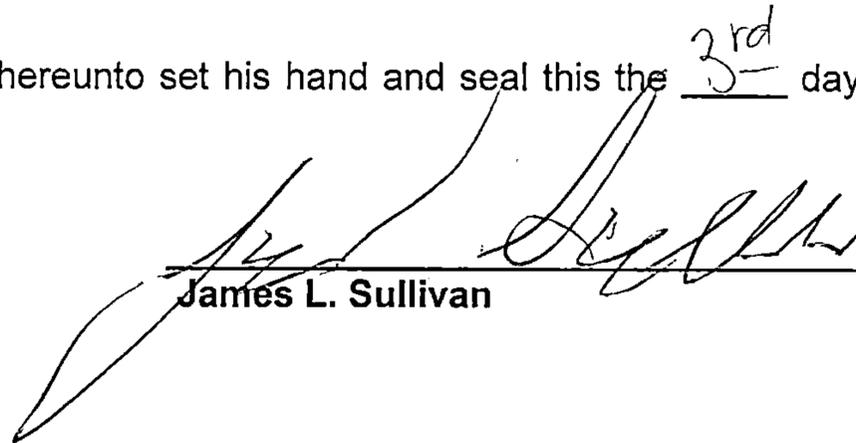




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IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 3<sup>rd</sup> day of December, 2021.

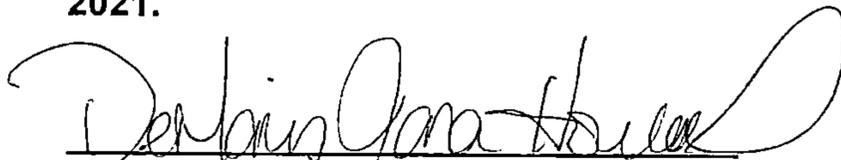
  
\_\_\_\_\_  
Witness

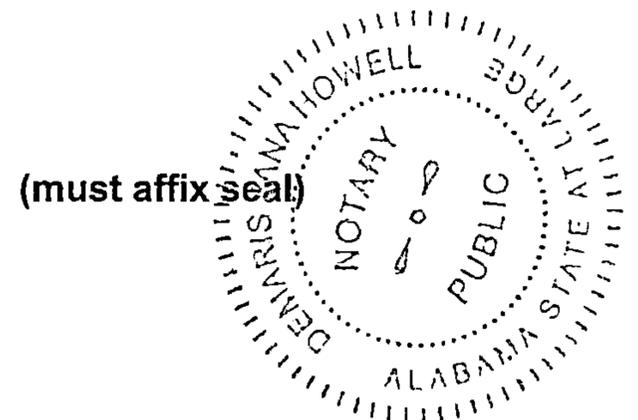
  
\_\_\_\_\_  
James L. Sullivan

Alabama  
STATE OF ~~FLORIDA~~  
COUNTY OF Baldwin

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James L. Sullivan, a married man, whose name 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3<sup>rd</sup> day of December, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC My Commission Expires  
My Commission Expires: 07/13/2022





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### Real Estate Sales Validation Form

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

Grantor's Name	Cynthia R. Hanna	Grantee's Name	Kathy D. Cash
Mailing Address	13661 Perdido Key Dr. Unit 1605 Pensacola, FL 32507	Mailing Address	1072 Beaumont Avenue Hoover, AL 35242
Property Address	1072 Beaumont Avenue Hoover, AL 35242	Date of Sale	<u>December 7, 2021</u>
		Total Purchase Price	\$ <u>474,000.00</u>
		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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other - property tax redemption       |
| <input checked="" type="checkbox"/> 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 12-3-21

Print Cynthia R. Hanna

\_\_\_\_\_  
Unattested  
\_\_\_\_\_  
(verified by)

Sign Cynthia R. Hanna  
(Grantor/Grantee/Owner/Agent) circle one