

SEND TAX NOTICE TO:
Paula K. Hughes
255 Weatherly Club Drive
Alabaster, Alabama 35007

20220412000150040
04/12/2022 02:51:19 PM
DEEDS 1/3

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Zero dollars and no cents (\$0.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Johnny M. Kimbrell and Ginger, Kimbrell, husband and wife, Mary Alice Hughes, a married woman, and Robert Hughes IV, a married man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Paula K. Hughes** herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 9-A, ACCORDING TO THE MAP AND SURVEY OF WEATHERLY CLUB, SECTOR 14, AS RECORDED IN MAP BOOK 19, PAGE 87, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Mary Alice Hughes, Robert Hughes, IV and Ashley Hughes are the legal heirs of Robert B. Hughes, III. Robert B. Hughes, III having died on April 14, 2017.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 19, Page 87.

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

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

WARRANTY DEED
CBT File #2110110

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IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **March 29, 2022**.

Johnny M. Kimbrell (Seal)
Johnny M. Kimbrell

Ginger Kimbrell (Seal)
Ginger Kimbrell

Mary Alice Hughes (Seal)
Mary Alice Hughes

Robert Hughes, IV (Seal)
Robert Hughes, IV

STATE OF ALABAMA

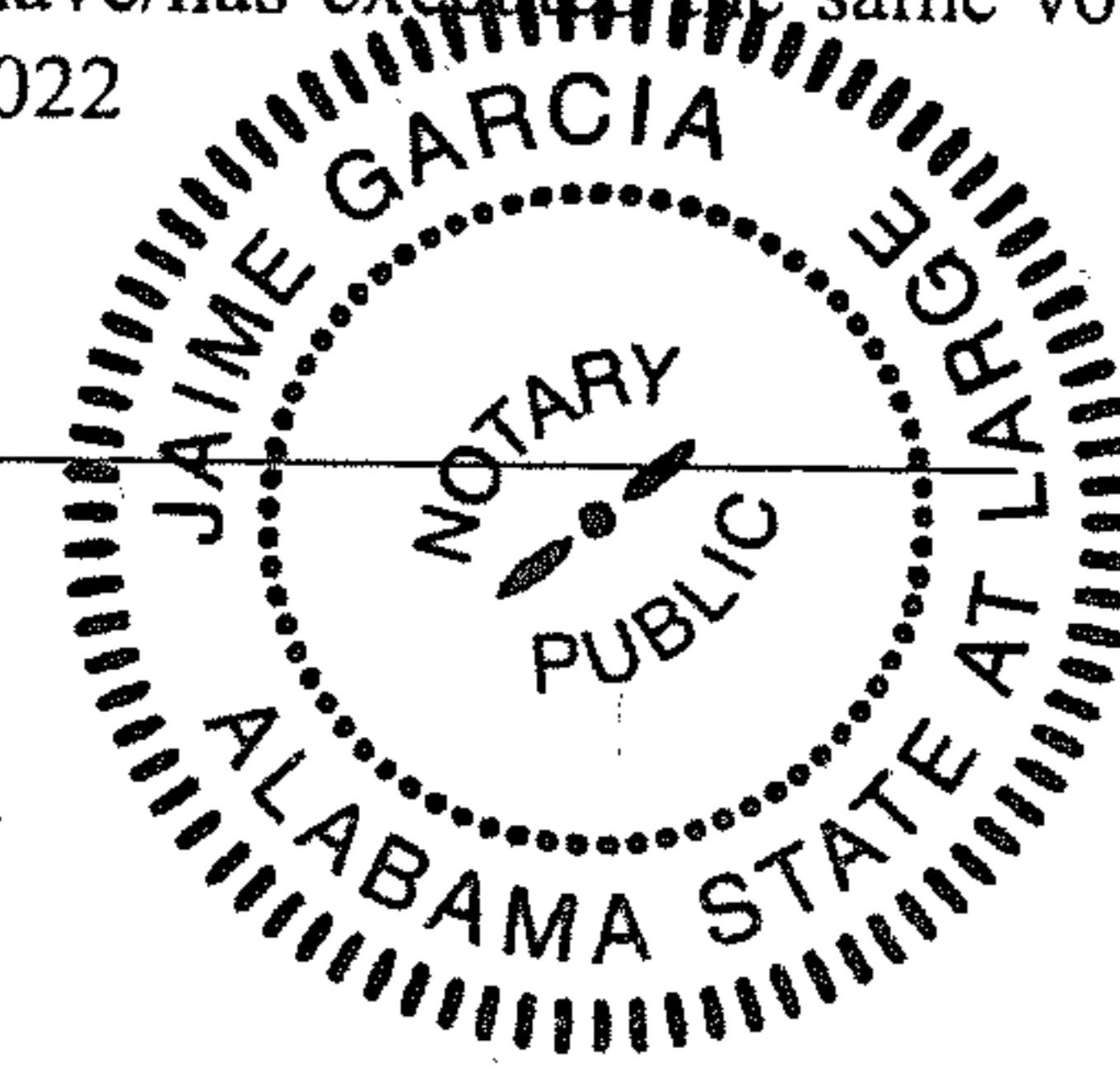
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Johnny M. Kimbrell and Ginger, Kimbrell, husband and wife, Mary Alice Hughes, a woman, and Robert Hughes IV, a man**, 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 have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 29th day of March, 2022

Notary Public.
(Seal)

My Commission Expires: 02/07/24



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1 (h)

Grantor's Name Estate of Robert B. Hughes, III, deceased, Case No. PR-2017-000650, Shelby County, Alabama, Johnny M. Kimbrell and Ginger, Kimbrell, husband and wife, Mary Alice Hughes, a woman, and Robert Hughes IV, a man

Mailing Address 255 Weatherly Club Drive
Alabaster, Alabama 35007

Mailing Address 255 Weatherly Club Drive
Alabaster, Alabama 35007

Property Address 255 Weatherly Club Drive
Alabaster, Alabama 35007

Date of Sale 03/29/2022

Total Purchase Price \$ ___

or

Actual Value _____

or

Assessor's Market Value 4318,900.00

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 Assessor's Market Value _____

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 of 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 3/29/22

Print Paula K. Hughes

Sign Paula K. Hughes

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Filed and Recorded
Official Public Records
(verified by)

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

04/12/2022 02:51:19 PM

\$349.00 CHARITY

20220412000150040



Allen S. Boyd