

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
SM Hillsboro, LLC
611 Hambaugh Terrace
Homewood, Alabama 35209

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Donald Taylor and his wife, Sandra S. Taylor, Laura Taylor Hodges, a married person, and
Donna Taylor Porter, a married person**

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

SM Hillsboro, LLC

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

Parcel I:

Lot 15, Block 3, according to the Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 110, in the Probate Office of Shelby County, Alabama

Parcel II:

Lot 8-A, Block 3, according to the Resurvey of Breckenridge Park, as recorded in Map Book 11, Page 6, in the Probate Office of Shelby County, Alabama

Parcel III:

Lot 6 Block 5, according to the Resurvey of Breckenridge Park, as recorded in Map Book 11, Page 18, in the Probate Office of Shelby County, Alabama

Subject to: (1) 2022 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.

The above described property does not constitute the homestead of Laura Taylor Hodges or Donna Taylor Porter, or their spouses.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

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

IN WITNESS WHEREOF, we have set our hands and seals, this **15th day of August, 2022**.

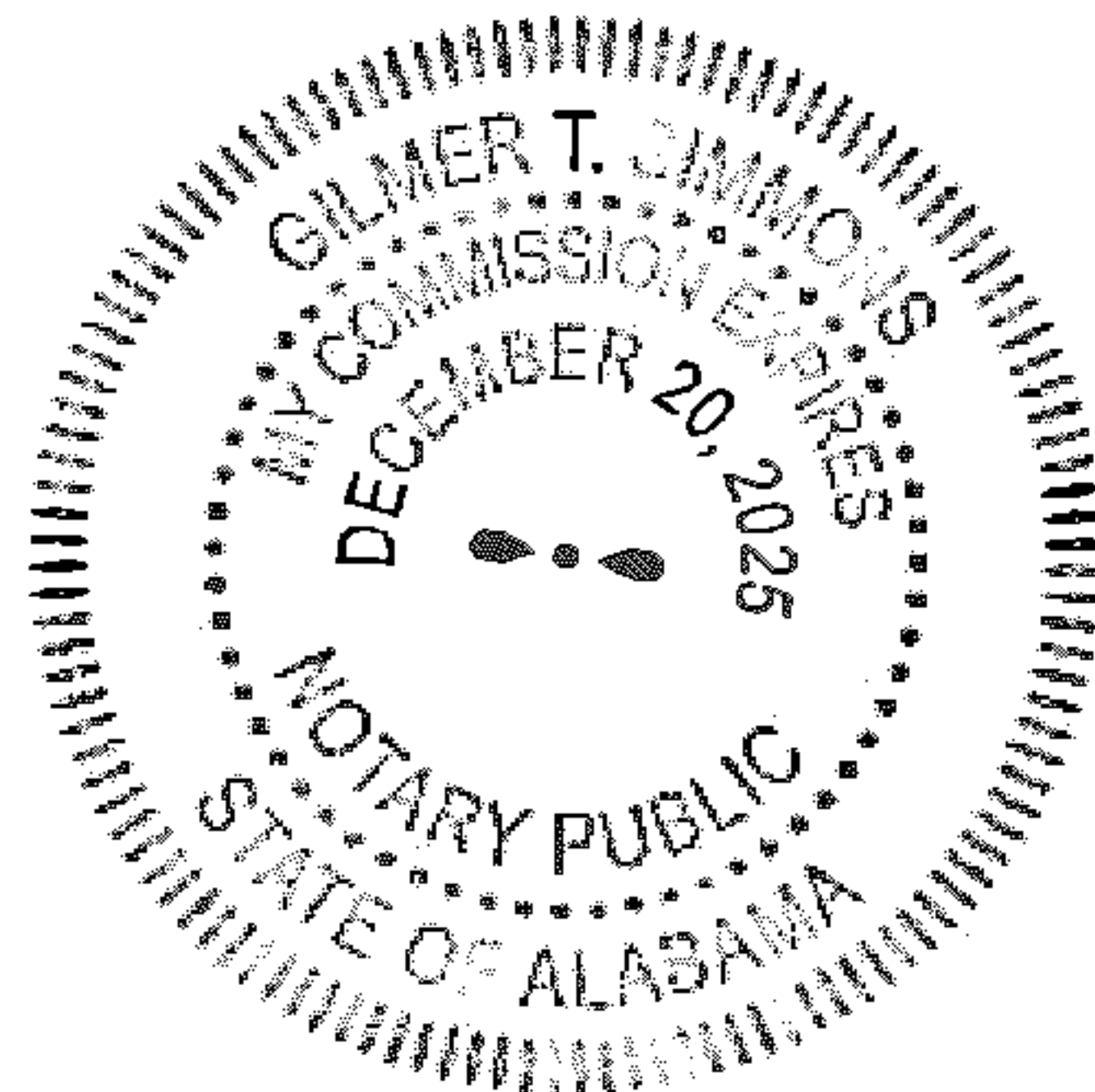
Donald Taylor (Seal) *Sandra S. Taylor* (Seal)
Donald Taylor Sandra S. Taylor

Laura Taylor Hodges (Seal) *Donna Taylor Porter* (Seal)
Laura Taylor Hodges Donna Taylor Porter

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Donald Taylor, Sandra S. Taylor, Laura Taylor Hodges and Donna Taylor Porter**, 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 **15th day of August, 2022**.



Gilmer T. Simmons
Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2025**

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Donald Taylor** Date of Sale: **August 15th, 2022**

Grantor Name: **Sandra S. Taylor**

Mailing Address: **603, 1206 and 1105 Hillsboro Lane
Helena, Alabama, 35080**

Total Purchase Price: **\$290,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **603, 1206 and 1105 Hillsboro Lane
Helena, Alabama, 35080**

Grantee Name: **SM Hillsboro, LLC**

Mailing Address: **611 Hambaugh Terrace
Homewood, AL, 35209**

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: **August 15th, 2022**

Print: _____

Sign: _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL

08/15/2022 01:49:09 PM

\$320.00 BRITTANI

20220815000319260

Allen S. Boyd