

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Norwood Family Living Trust  
3132 Hidden Forest Cove  
Montevallo, AL 35115

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **JAMES ROBERT DAY, an unmarried person and KRISTIN D. LANDERS, a married person** (herein referred to as Grantors) grant, bargain, sell and convey unto **KIMBERLY SHU and HOWARD NORWOOD, III, as Trustees of the Norwood Family Living Trust, dated May 18, 2023 (Fee Simple) and a Life Estate interest to DEBRA HUTTO** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 59, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.**

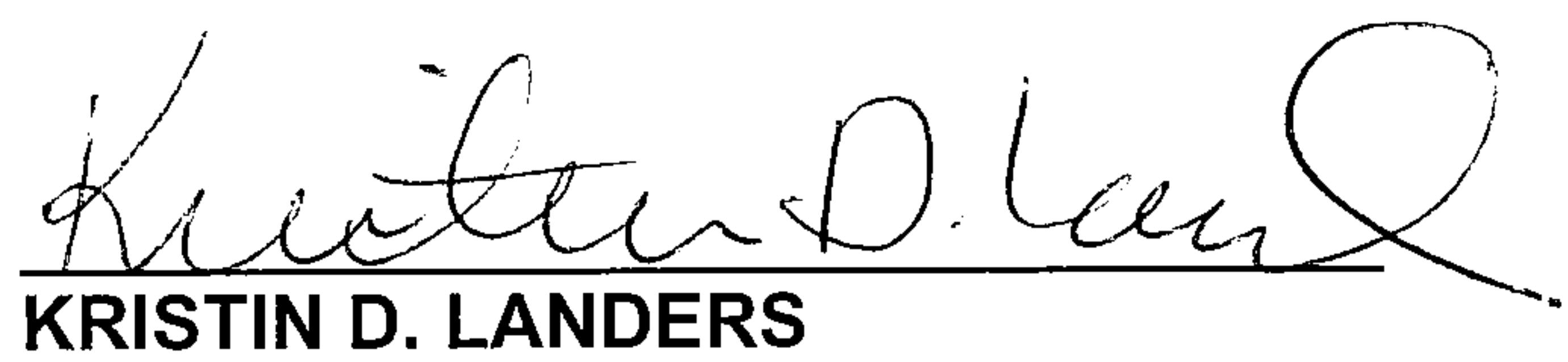
**This property does not constitute the homestead of the Grantor, KRISTIN D. LANDERS, as defined in §6-10-3, Code of Alabama (1975).**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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 the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 25th day of May, 2023.

  
**JAMES ROBERT DAY**

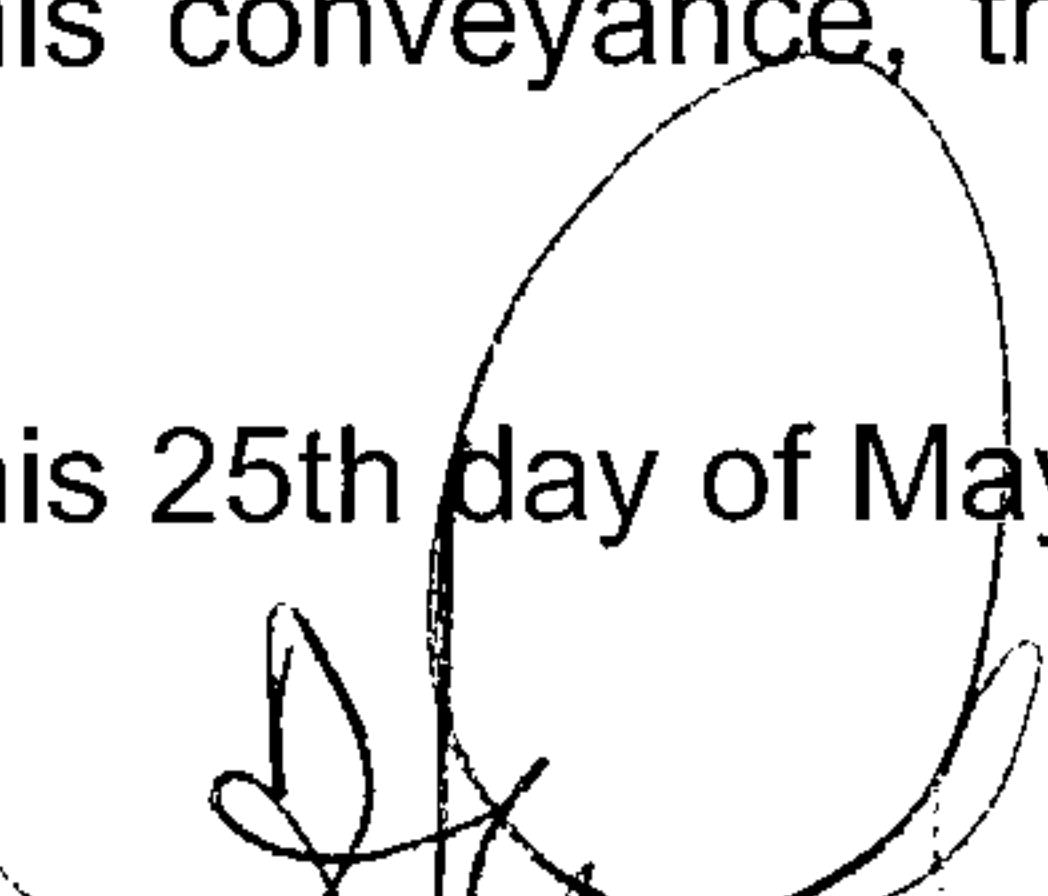
  
**KRISTIN D. LANDERS**

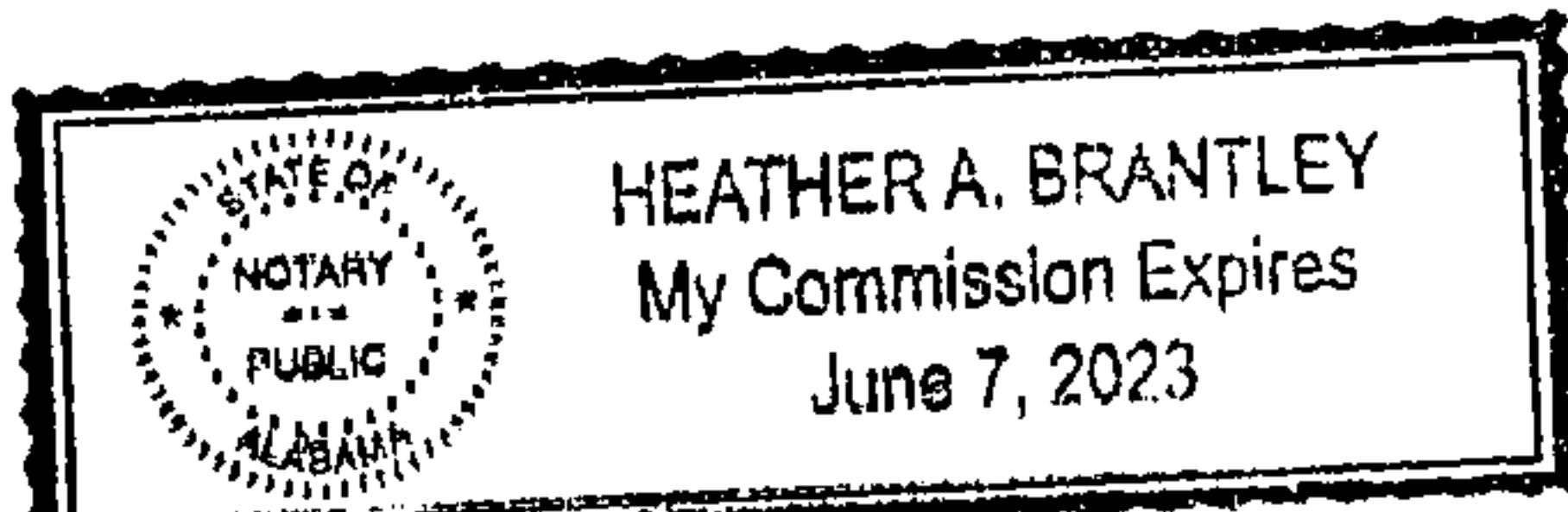
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES ROBERT DAY and KRISTIN D. LANDERS**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 2023.

  
Notary Public  
My Commission Expires: 06/07/2023



**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name JAMES ROBERT DAY  
 Mailing Address KRISTIN D. LANDERS  
2268 Vanessa Drive  
Birmingham, AL 35242

Grantee's Name Norwood Family Living  
 Mailing Address Trust, Debra Hutto  
3132 Hidden Forest Cove  
Montevallo, AL 35115

Property Address 3132 Hidden Forest Cove  
Montevallo, AL 35115

Date of Sale May 25, 2023  
 Total Purchase Price \$ 220,000.00  
 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 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.

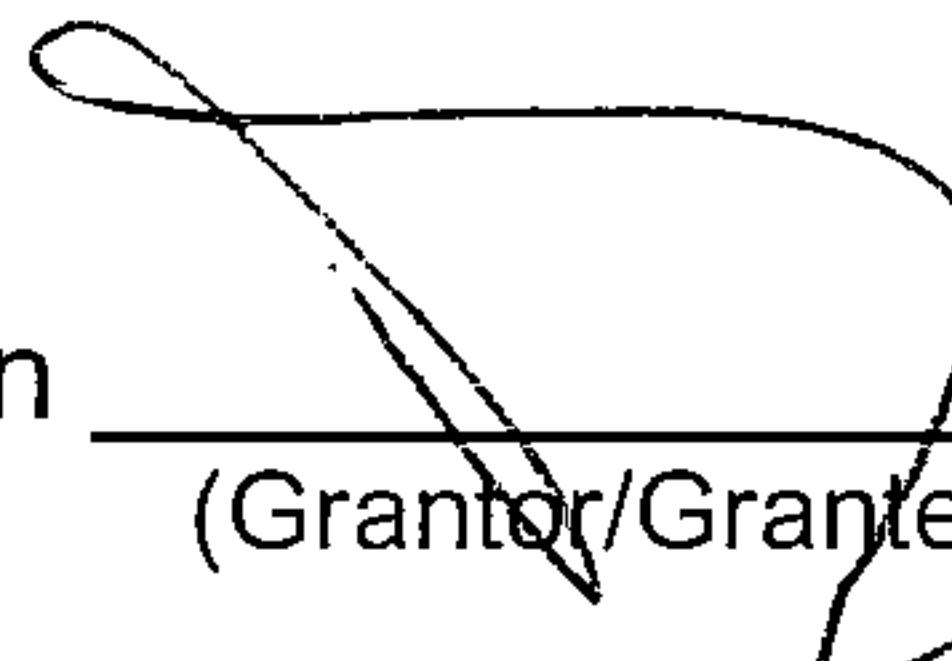
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 May 25, 2023

Print B. CHRISTOPHER BATTLES

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Unattested  (verified by)

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/02/2023 11:35:10 AM  
 \$247.00 BRITTANI  
 20230602000166280

*Allie S. Bayl*