

Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-23-00151-RET

Send Property Tax Notice to:
Kathryn Quinn Newton
161 Hawks View Drive
Leeds, AL 35094

**PERSONAL REPRESENTATIVE
WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that: **April Hammond Johnson**, a married woman, Individually, as an heir of the Estate of Nancy Drace Hammond, and as the Personal Representative of the Estate of Nancy Drace Hammond; **David D. Hammond**, a married man, Individually and as an heir of the Estate of Nancy Drace Hammond; **Scott Stuart Hammond**, a married man, Individually and as an heir of the Estate of Nancy Drace Hammond; **Julie Jennifer Johnson**, an unmarried woman, Individually and as an heir of the Estate of Nancy Drace Hammond, for and in consideration of the sum of **THREE HUNDRED FIFTY-TWO THOUSAND AND 00/100 DOLLARS**, (\$352,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by **Kathryn Quinn Newton**, the Grantors, do hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 1-D, according to the re-survey of Lots 1 & 1A, Nancy Hammond Family Subdivision, a re-subdivision of Lot 1 of between the Oaks, a Family Subdivision, as recorded in Map Book 51, Page 70, in the Office of the Judge of Probate, Shelby County, Alabama records.

Commonly known as 161 Hawks View Drive, Leeds, AL 35094

Source of Title: Deed from Ronald L. Lowery and wife, Janet L. Lowery to Nancy W. Hammond, dated 10/29/2019 and recorded 10/30/2019 in Instrument #20191030000400320, in the Office of the Judge of Probate, Shelby, County, Alabama.

Grantee, Nancy W. Hammond on the above Source of Title Deed is one and the same as Nancy Drace Hammond. Reference Shelby County, Alabama Probate Case #PR-2023-000795.

The subject property is not the homestead of the Grantors.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized

of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 18 day of

August, 2023

April Hammond Johnson
 The Estate of Nancy Drace Hammond
 By: April Hammond Johnson, Individually, as an
 heir and as the Estate's Personal Representative

STATE OF AL

COUNTY OF Jeff

I, Dawn P. Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **The Estate of Nancy Drace Hammond by April Hammond Johnson, Individually, as an heir and as the Estate's Personal Representative**, 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, and in her capacity as Personal Representative of said Estate, as an heir of the Estate and in her individual capacity, they executed the same voluntarily on the day that bears the same date.

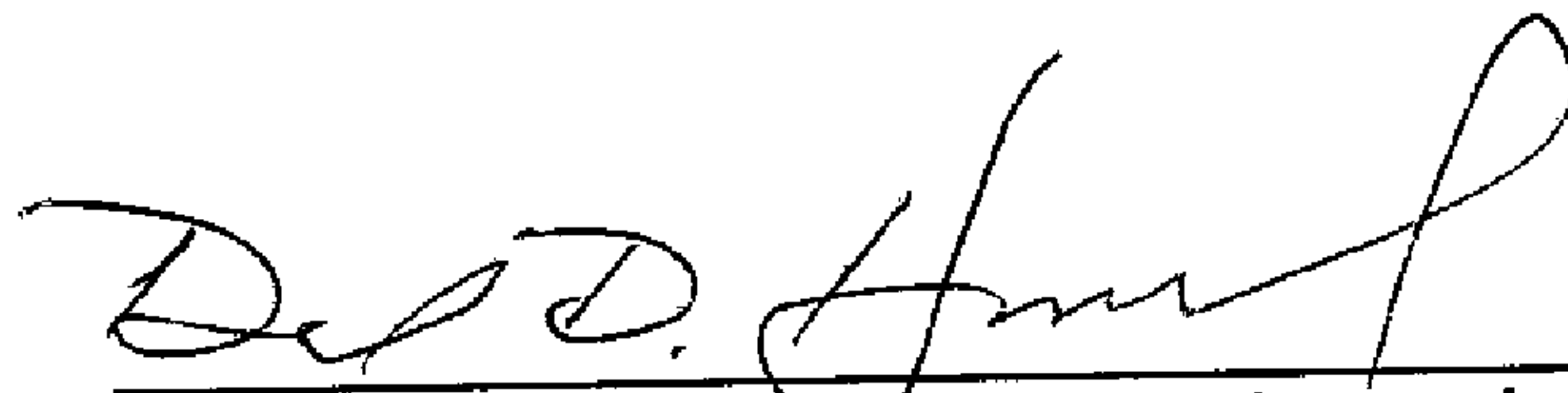
Given under my hand and official seal this 18 day of August, 2023.

Dawn P. Collier
 Notary Public

My Commission Expires: _____

[Notary Seal]





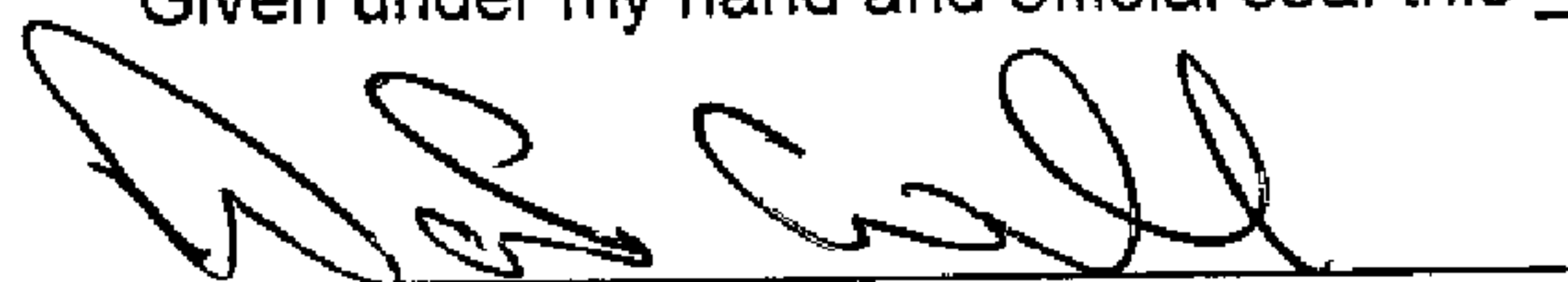
David D. Hammond, Individually and as an heir of
the Estate of Nancy Drace Hammond

STATE OF AL

COUNTY OF Jeff

I, Dawn P. Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **David D. Hammond, Individually and as an heir of the Estate of Nancy Drace Hammond**, 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, and Individually and as an heir said Estate, , they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 18 day of August 2023.

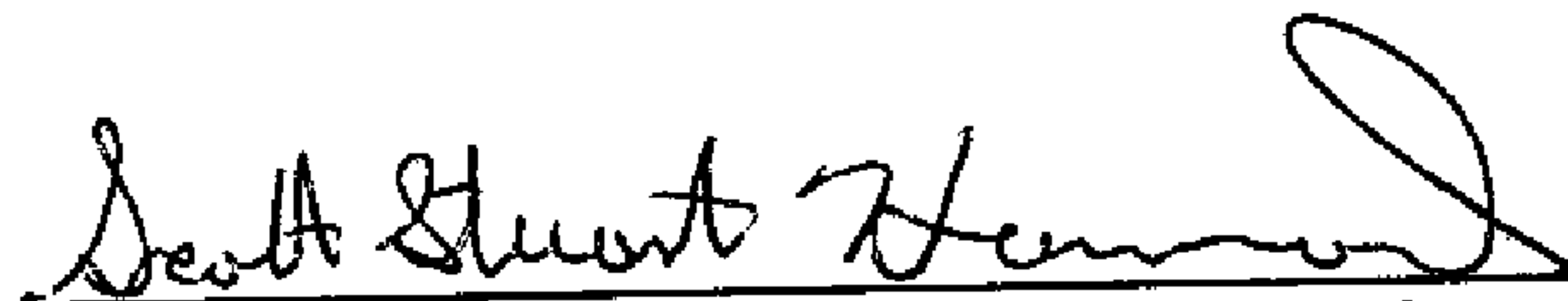


Notary Public

My Commission Expires: _____

[Notary Seal]




Scott Stuart Hammond, Individually and as an heir
of the Estate of Nancy Drace Hammond

STATE OF AL

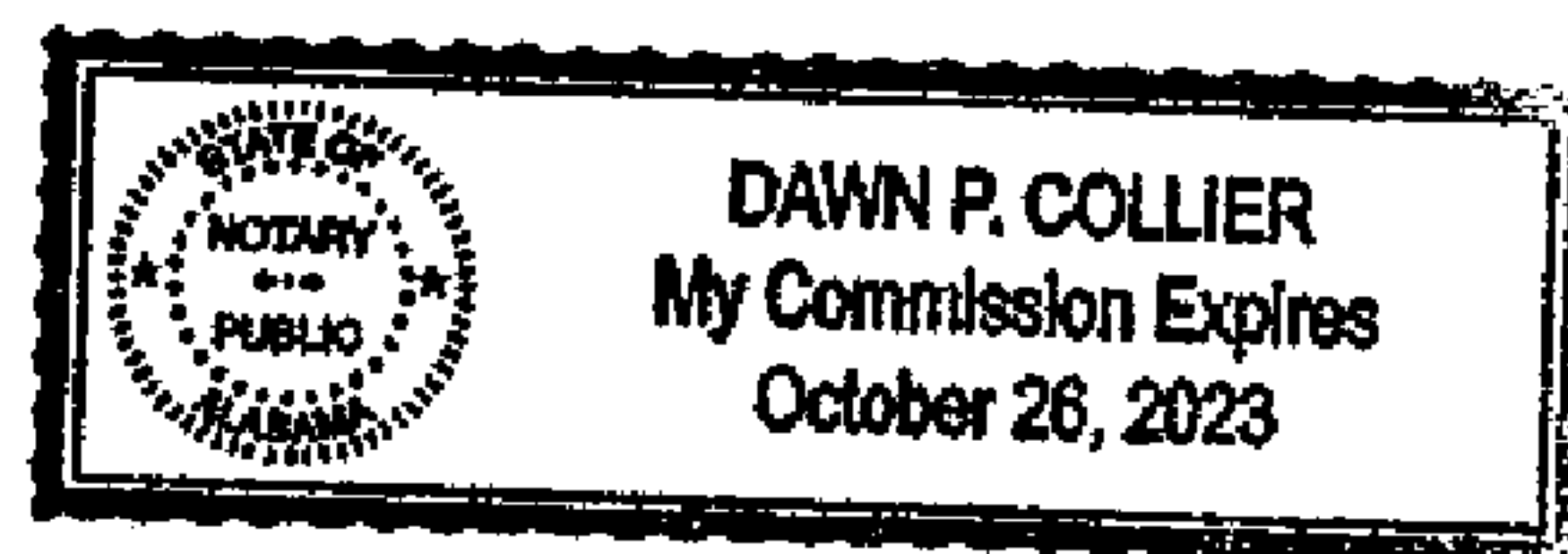
COUNTY OF Jeff

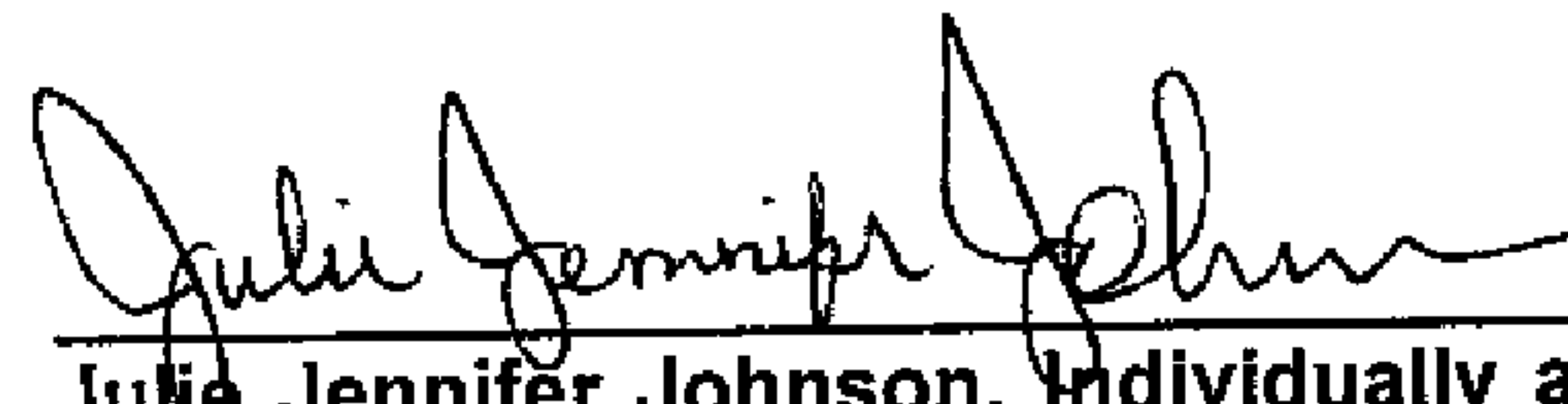
I, Dawn P. Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Scott Stuart Hammond, Individually and as an heir of the Estate of Nancy Drace Hammond**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, and Individually and as an heir said Estate, , they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 18 day of August 2023.


Notary Public
My Commission Expires: _____

[Notary Seal]





Julie Jennifer Johnson, Individually and as an heir
of the Estate of Nancy Drace Hammond

STATE OF AL

COUNTY OF Jefferson

I, Dawn P. Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Julie Jennifer Johnson, Individually and as an heir of the Estate of Nancy Drace Hammond**, 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, and Individually and as an heir said Estate, , they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 17 day of August 2023.



Notary Public

My Commission Expires: _____

[Notary Seal]



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: The Estate of Nancy Drace Hammond
 Mailing Address: 161 Hawks View Dr

Grantee's Name: Kathryn Quinn Newton
 Mailing Address: 161 Hawks View Drive
 Leeds, AL 35094

Property Address: Leeds AL
 161 Hawks View Drive
 Leeds, AL 35094

Date of Sale: 8-18-23
 Total Purchase Price: ~~352,000.00~~
 Or
 Actual Value 352,000.00
 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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 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.

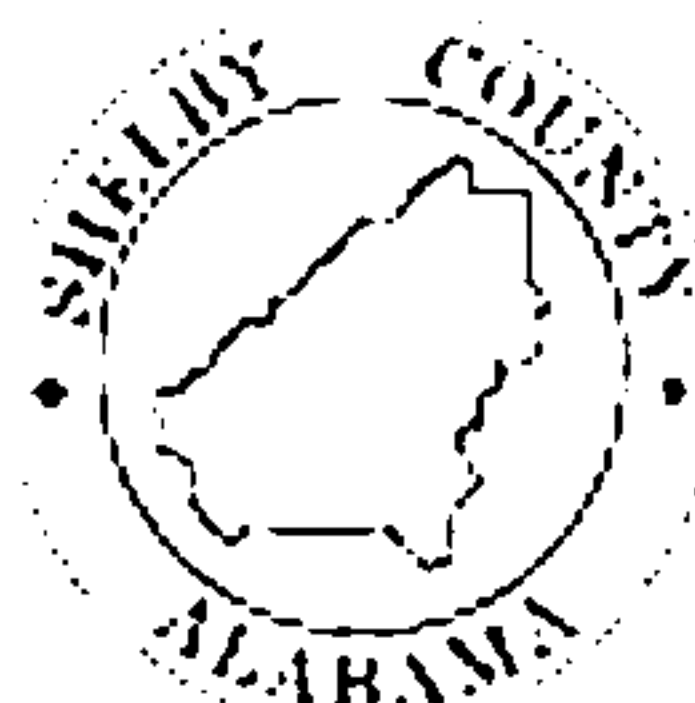
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property is determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 8-18-23

Unattested
 Verified by:

Print: Access Title & Closing Group, LLC
 Sign: [Signature]
 (Grantor/Grantee/Owner/AGENT) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/25/2023 01:10:05 PM
 \$398.00 BRITTANI
 20230825000256450

FORM RT-1

Alvin S. Bevil