



20240307000062910 1/3 \$108.00
Shelby Cnty Judge of Probate, AL
03/07/2024 01:38:25 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
David Franklin Hobson, Trustee of
The Hobson Living Trust
1707 Mountain Laurel Lane
Hoover, AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Forty Thousand and No/100 (\$340,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Caroline H. Allen and husband, Tanner Allen** (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, **David Franklin Hobson, Trustee of The Hobson Living Trust Dated November 24, 2020, and First Amendment Thereto Dated September 18, 2023, and all further amendments thereto** hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 56, according to the Survey of Davenport's Addition to Riverchase West-Sector 3, as recorded in Map Book 8, Pages 53 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$260,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, its successors and assigns in fee simple, forever.

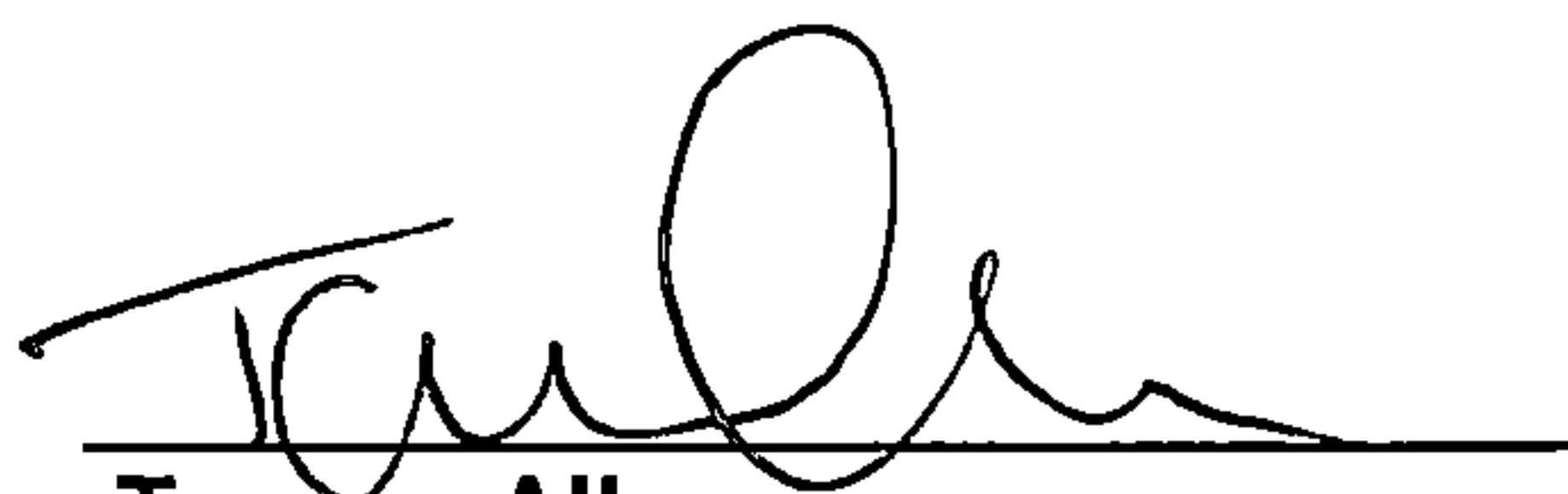
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, executors, personal representatives and assigns covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and 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 the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors, personal representatives and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 03/07/2024
State of Alabama
Deed Tax: \$80.00

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **29th** day of **February, 2024**.



Caroline H. Allen



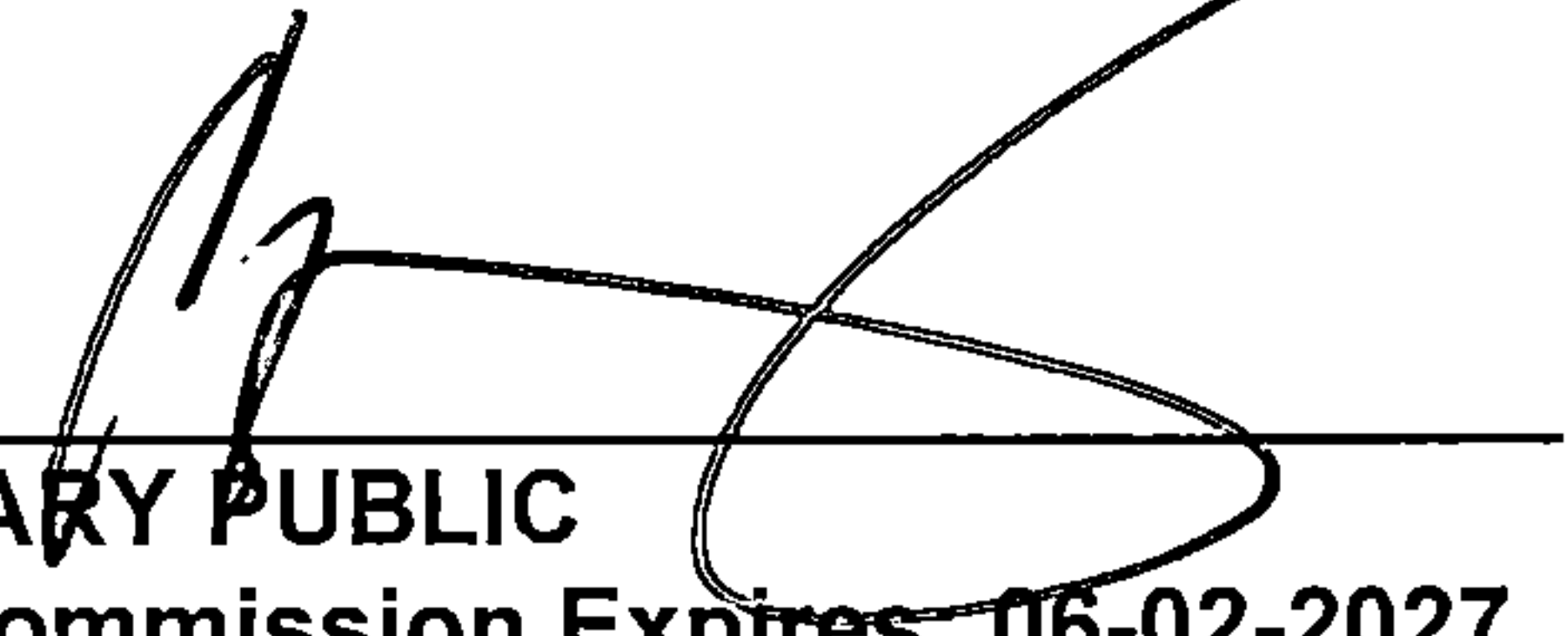
Tanner Allen

STATE OF ALABAMA)

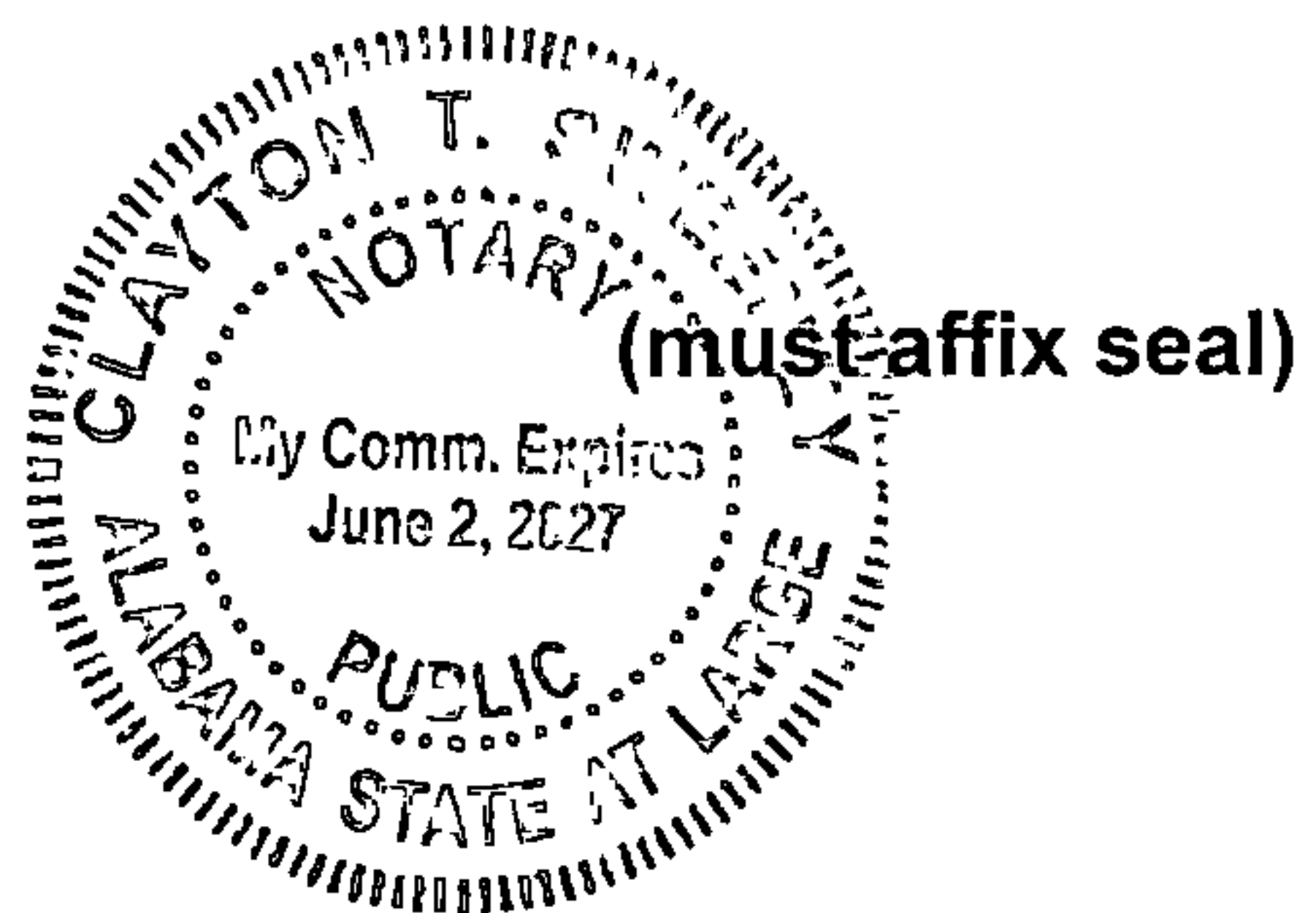
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Caroline H. Allen and husband, Tanner Allen, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of February, 2024.



NOTARY PUBLIC
My Commission Expires: 06-02-2027





20240307000062910 3/3 \$108.00
 Shelby Cnty Judge of Probate, AL
 03/07/2024 01:38:25 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Se.

The Hobson Living Trust Dated
 November 24, 2020,
 and First Amendment Thereto Dated
 September 18, 2023,
 and all further amendments thereto

Grantor's Name Caroline H. Allen

Grantee's Name

Mailing Address 2029 Rosemont Pl
 Vestavia Hills, AL 35243

Mailing Address 1707 Mountain Laurel Ln
 Hoover, AL 35244

Property Address 1707 Mountain Laurel Ln
 Hoover, AL 35244

Date of Sale February 29, 2024

Total Purchase Price \$ 340,000.00

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
- Sales Contract
- Closing Statement
- Appraisal/ Assessor's Appraised Value
- Other – property tax redemption

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).

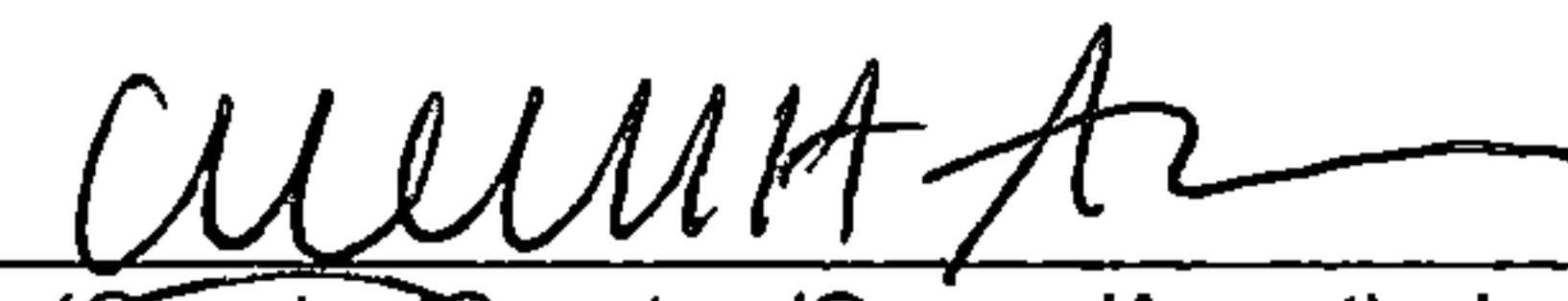
Date _____

Print Caroline H. Allen

 Unattested

 (verified by)

Sign _____


 (Grantor/Grantee/Owner/Agent) circle one