

Send Tax Notice to:

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Jon W. Spain, a married man, and his wife, Jaci R. Spain** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tudor Enterprises, Inc., an Alabama Corporation** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama, Lot 9, according to the Survey of Hunter's Point, as record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 7, Page 24, less and except the following of Lot 9, said part being more particularly described as follows: Beginning at the Northeast corner of Lot 9, that is on the East right of way line of Hunter's Point Circle, run in a Southeasterly direction along the line common to Lots 8 and 9, for a distance of 107.00 feet to an existing iron corner; thence turn an angle to the right of 19 degrees 35 minutes and run in a southeasterly direction for a distance of 12.45 feet; thence turn an angle to the right of 149 degrees 55 minutes 45 seconds and run in a Northwesterly direction for a distance of 115.75 feet; thence turn an angle to the left of 90 degrees and run in a Northerly direction for a distance of 3 feet; thence turn an angle to the left of 90 degrees and run in a Westerly direction for distance of 10.66 feet to a point on the South right of way line of said Hunter's Point Circle; thence turn an angle to the right and run in a Northeasterly direction along the curved right of way line of said Hunter's Point Circle, for a distance of 29.16 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

**Being the same property conveyed to Jon W Spain and Jaci R Spain, by Quitclaim Deed from Judith ASpain, dated December 28, 2012, of record in Instrument No. 20130102000000110, Probate Office for Shelby County, Alabama.**

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

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs 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 the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

**Property Address: 120 Hunters Point Cir, Hoover, AL 35244**

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of April, 2024.

Jon W. Spain  
Jon W. Spain

Jaci R. Spain  
Jaci R. Spain

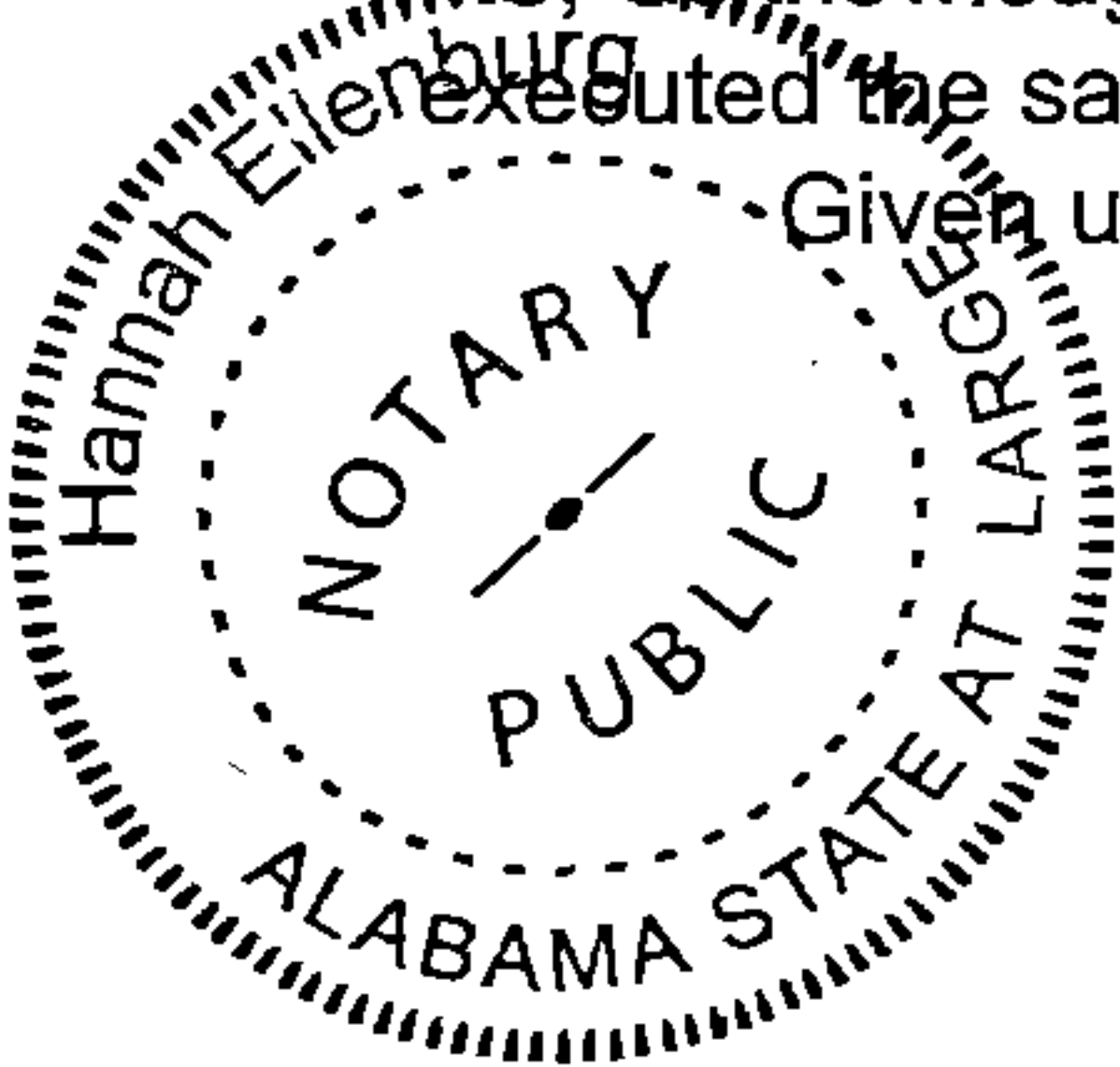
STATE OF ALABAMA )

GENERAL ACKNOWLEDGEMENT

Jefferson COUNTY )

I, Hannah Eilenburg, a Notary Public in and for said County, in said State, hereby certify that Jon W. Spain, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2024



[Signature]  
NOTARY PUBLIC

My Commission Expires: 3/13/28

STATE OF ALABAMA )

GENERAL ACKNOWLEDGEMENT

Jefferson COUNTY )

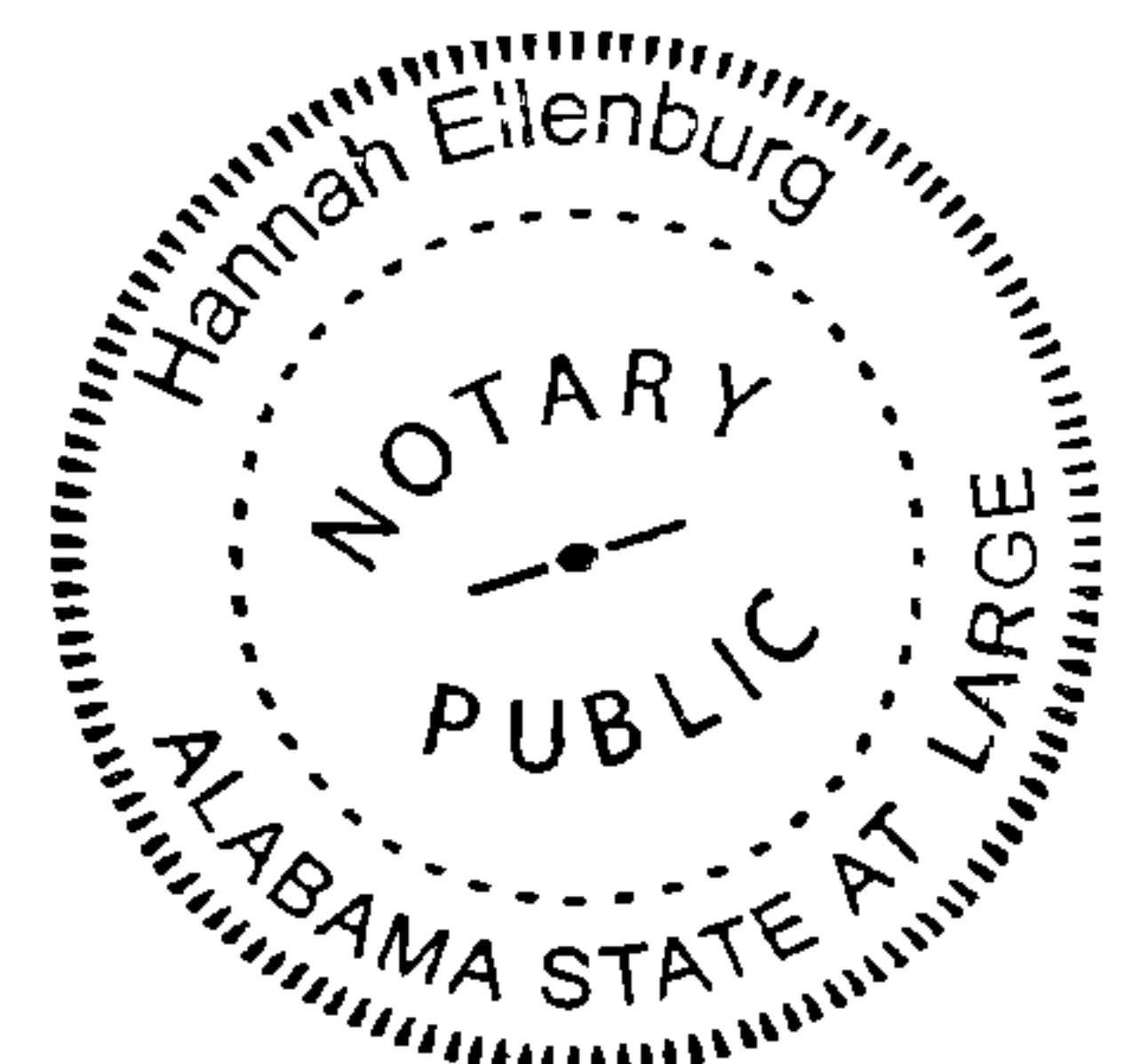
I, Hannah Eilenburg, a Notary Public in and for said County, in said State, hereby certify that Jaci R. Spain, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2024

[Signature]  
NOTARY PUBLIC

My Commission Expires: 3/13/28

THIS INSTRUMENT PREPARED BY  
FREEMAN FITE  
THE FITE LAW FIRM, LLC  
Post Office Box 368  
Anniston, Alabama 36202  
Phone: 256-231-9330



Real Estate Sales Validation Form

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

Grantor's Name:	Jon W Spain and Jaci R Spain	Grantee's Name:	Tudor Enterprises, Inc.
Mailing Address:	108 Southview Terrace Hoover, AL 35244	Mailing Address:	1513 Scout Trace Hoover, AL 35244

Property Address:	120 Hunters Point Cir	Date of Sale:	04/01/24
	Hoover, AL 35244	Total Purchase Price	221,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement	<input type="checkbox"/>	

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.

Dale 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 the 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: 4-1-2024

Print: John Ellison

Unattested: (verified by)

Sign: (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/02/2024 08:21:47 AM  
\$29.00 PAYGE  
20240402000089780

Allen S. Bayl