

This instrument was prepared by:
Jonathan M. Arnold
7150 Cahaba Valley Road
Suite 201
Birmingham, Alabama 35242

Send Tax Notice To:
460 Hillandell Drive
Hoover, Alabama 35244

WARRANTY DEED
NO TITLE EXAMINATION

STATE OF ALABAMA)
SHELBY COUNTY)

20240710000208070 1/2 \$270.50
Shelby Cnty Judge of Probate, AL
07/10/2024 08:59:15 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of **TEN and no/100 DOLLARS (\$10.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **John W. Hollington and Kasey M. Hollington, husband and wife**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto **Kasey M. Hollington**, (herein referred to as GRANTEE, whether one or more) in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, Block 1, according to the Survey of Havenwood Park, Second Sector, as recorded in Map Book 10, Page 47, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. The above described property is the homestead of GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, and to the heirs and assigns of such survivor forever, together with contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid: that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this the 7th day of June, 2024.

John W. Hollington

Kasey M. Hollington

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John W. Hollington and Kasey M. Hollington**, 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 the 7th day of June, 2024.



Notary Public

Real Estate Sales Validation Form

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

Grantor's Name John Wesley Hollington
Mailing Address 460 Hillandell Dr
Birmingham, AL
35244

Grantee's Name Kasey Hollington
Mailing Address 460 Hillandell Dr
Birmingham, AL
35244

Property Address 460 Hillandell Dr
Birmingham, AL
35244

Date of Sale 6/7/2024
Total Purchase Price \$ 10.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1/2 = 245,300



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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 tax card value

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 7/10/24

Unattested

(verified by)

Print Kasey Hollington

Sign Kasey Hollington

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1