

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

This instrument prepared by:
Scozzaro Law, LLC
P.O. Box 548
Helena, AL 35080

Send Tax Notice To:
Lauren K. Hinds
5632 Highway 17
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
WILCOX COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of the purchase of TEN AND NO/100 (\$10.00), provided to **THOMAS C. HINDS and KATHEE W. HINDS**, husband and wife (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged, said Grantors hereby **GRANT, BARGAIN, SELL and CONVEY** to **Lauren K. Beagle**, an individual (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 5 and 6, in Block 1, according to the Map and Survey of Latham's Addition to the town of Montevallo, Alabama, as recorded in Map Book 3 Page 25 in the Probate Office of Shelby County, Alabama; said lots fronting on Vine Street 25 feet each and running back a depth of 145 feet; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto said GRANTEE, in fee simple, her heirs and assigns, forever with all rights, members, privileges, tenements, hereditaments and appurtenances to said described premises in any way belonging and appertaining.

And said GRANTORS do for themselves, their successors and assigns, covenant with the said GRANTEE, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that they have a good right to convey

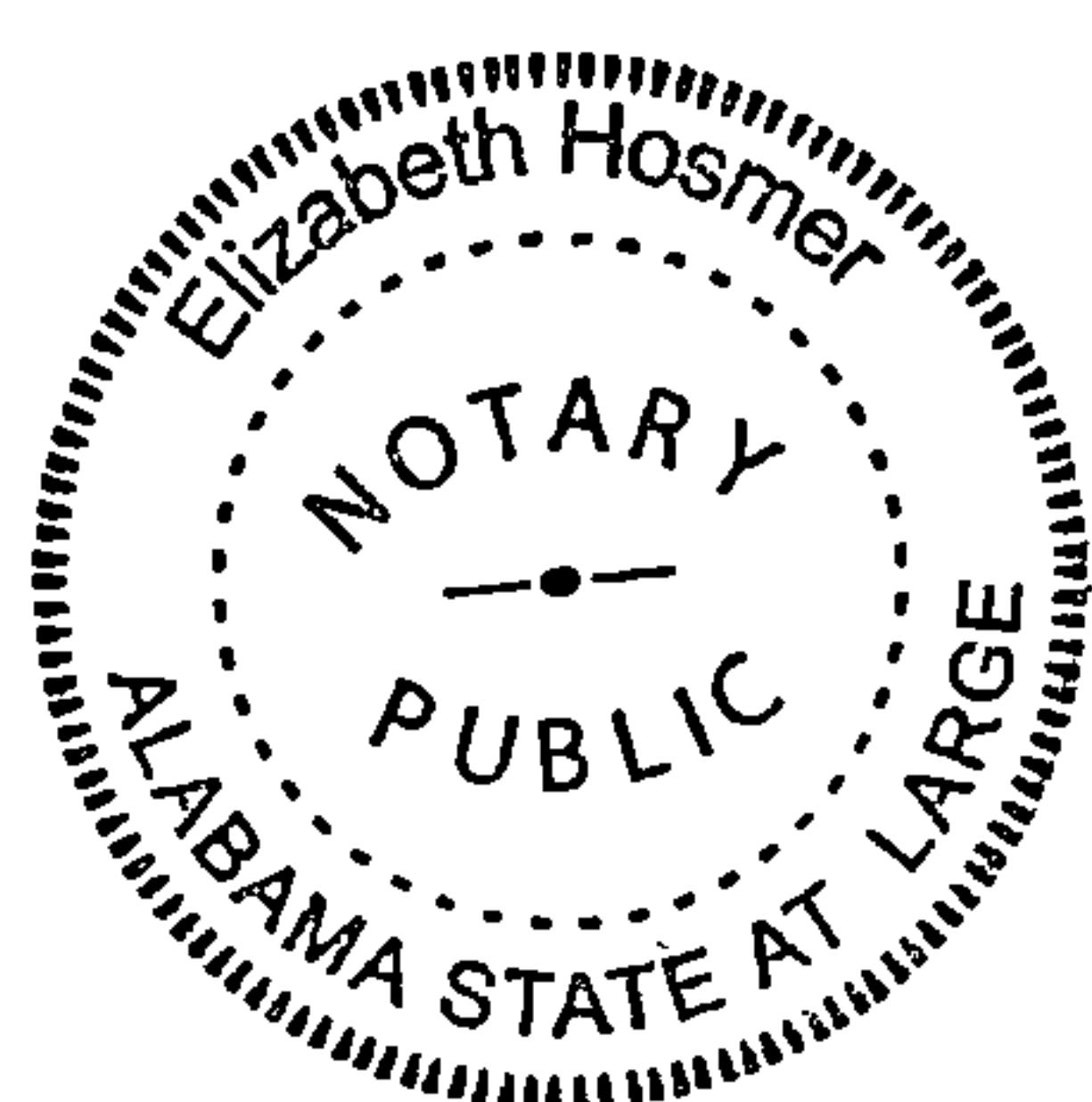
the same as aforesaid, and that they will and their successors and assigns warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this the 7 day of November, 2024.

Kathee Wallis Hinds
KATHEE WALLIS HINDS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Kathee Wallis Hinds, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on this 7 day of November, 2024.



Elizabeth H. Mason
Elizabeth H. Mason
NOTARY PUBLIC

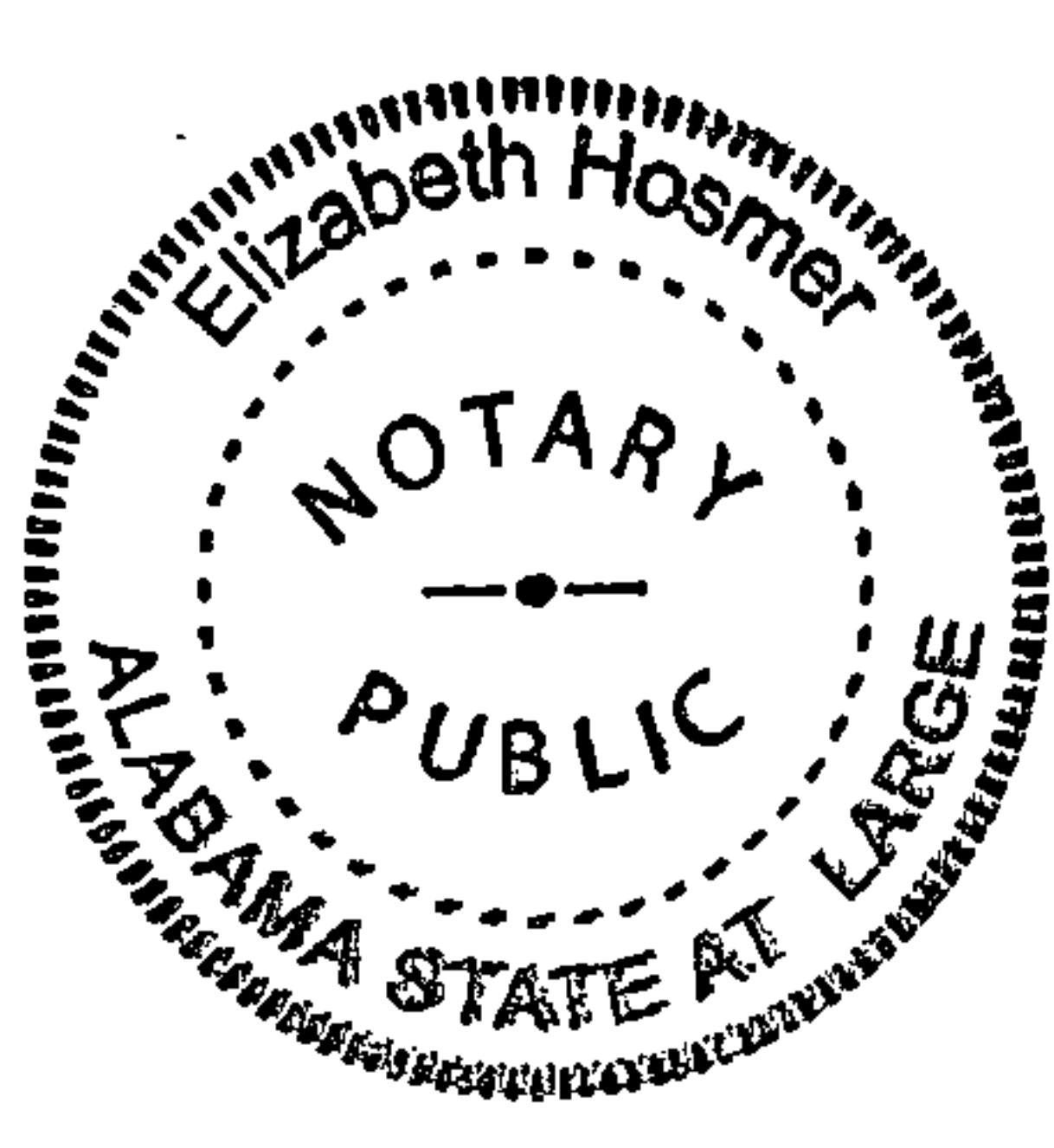
My Commission Expires: 02/12/2025

20241120000359900 2/3 \$138.50
Shelby Cnty Judge of Probate, AL
11/20/2024 09:41:17 AM FILED/CERT

Thomas C. Hinds
THOMAS C. HINDS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Thomas C. Hinds, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on this 7 day of November, 2024.



Elizabeth H. Mason
Elizabeth H. Mason
NOTARY PUBLIC

My Commission Expires: 02/12/2025

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Thomas + Heather Hinds
51032 Hwy 17
Helena, AL 30082

Grantee's Name
Mailing Address

Lauren Beagle
330 Vine St
Montevallo AL 33115

Property Address

330 Vine St
Montevallo, AL 33115

Date of Sale

11/15/24

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 110,140

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 Assessor

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 11/15/24

Print

Elizabeth H. Mason

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1