

This instrument was prepared by:

WILLIAM E. SWATEK, ATTORNEY AT LAW  
2 Riverchase Office Plaza, Suite 124  
Hoover, Alabama 35244


Send Tax notice to:

Melissa Hyde Carter  
112 Warwick Circle  
Alabaster, Alabama 35007

**WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

  
20241203000372430 1/3 \$101.00  
Shelby Cnty Judge of Probate, AL  
12/03/2024 01:45:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars (\$10.00 ) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **MELISSA HYDE COLEMAN (now known as MELISSA HYDE CARTER), as Personal Representative of the Estate of KENNETH M. HYDE** (hereinafter referred to as Grantor), do hereby grant, bargain, sell and convey unto **MELISSA HYDE CARTER** and **DANIEL MAXWELL HYDE** (hereinafter referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the Northwest corner of the Northwest quarter of the Northeast quarter of Section 3, Township 22 South, Range 4 West, and running in a southern direction as distance of 600 feet to the Tuscaloosa and Columbiana public road; thence along the north side of said road in an Eastward direction 380 feet; then in a northern direction approximately 600 feet to the section line; thence in a westward direction approximately 300 feet to a point of beginning, containing 6 acres more or less.

LESS and EXCEPT mineral rights reserved by the Alabama Mineral Land Company.

The hereinabove described property constitutes no part of the homestead of the Grantor or the spouse of the grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantees, their successors and assigns forever.

And I do, for myself and my heirs, executors and administrators, covenant with said grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their successors and assigns forever, against all lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 3<sup>rd</sup>

Shelby County, AL 12/03/2024  
State of Alabama  
Deed Tax: \$72.00

day of DECEMBER, 2024.

20241203000372430 2/3 \$101.00  
Shelby Cnty Judge of Probate, AL  
12/03/2024 01:45:11 PM FILED/CERT

Melissa Hyde Coleman Carter  
MELISSA HYDE COLEMAN (now  
Known as MELISSA HYDE CARTER),  
as Personal Representative of the  
Estate of KENNETH M. HYDE.

STATE OF ALABAMA )

COUNTY OF SHELBY )

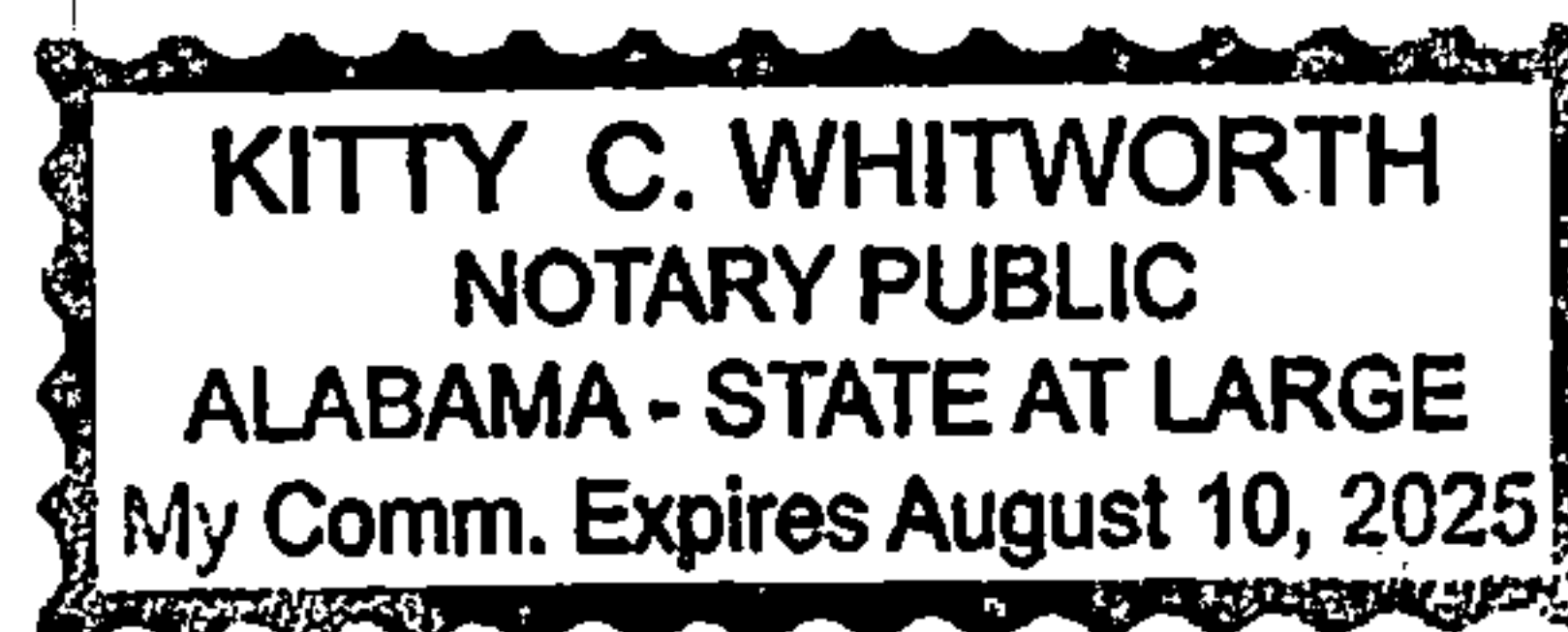
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MELISSA HYDE COLEMAN (now known as MELISSA HYDE CARTER), as Personal Representative of the Estate of Kenneth Maxwell Hyde, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 3<sup>rd</sup> day of DECEMBER,  
2024.

Kitty C. Whitworth  
NOTARY PUBLIC

(SEAL)

My Commission Expires:





# Real Estate Sales Validation Form

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

Grantor's Name Kenneth Hyde Estate  
Mailing Address 112 Warwick Cir  
Alabaster, AL  
35007

Grantee's Name Melissa Hyde Coleman Carter  
Mailing Address 112 Warwick Cir  
Alabaster, AL 35007

Property Address 6790 Hwy 10  
Montevallo, AL  
35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 1/2 = 71,700



20241203000372430 3/3 \$101.00  
Shelby Cnty Judge of Probate, AL  
12/03/2024 01:45:11 PM FILED/CERT

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 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 12-3-24

Print Melissa Carter

Unattested

Sign Melissa Carter

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1