

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)



20241203000372440 1/3 \$153.50
Shelby Cnty Judge of Probate, AL
12/03/2024 01:45:12 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:

Lots 24, 25 in Block 1 and all of Lot 26, Block 1, except the North 25 feet of said Lot 26, Block 1; all according to the survey of Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map Book 3 Page 34 in the Probate Office of Shelby County, Alabama; being situated in the SE ¼ of the SE ¼ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama.

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 3rd day of DECEMBER, 2024.

Shelby County, AL 12/03/2024
State of Alabama
Deed Tax: \$124.50

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)



20241203000372440 2/3 \$153.50
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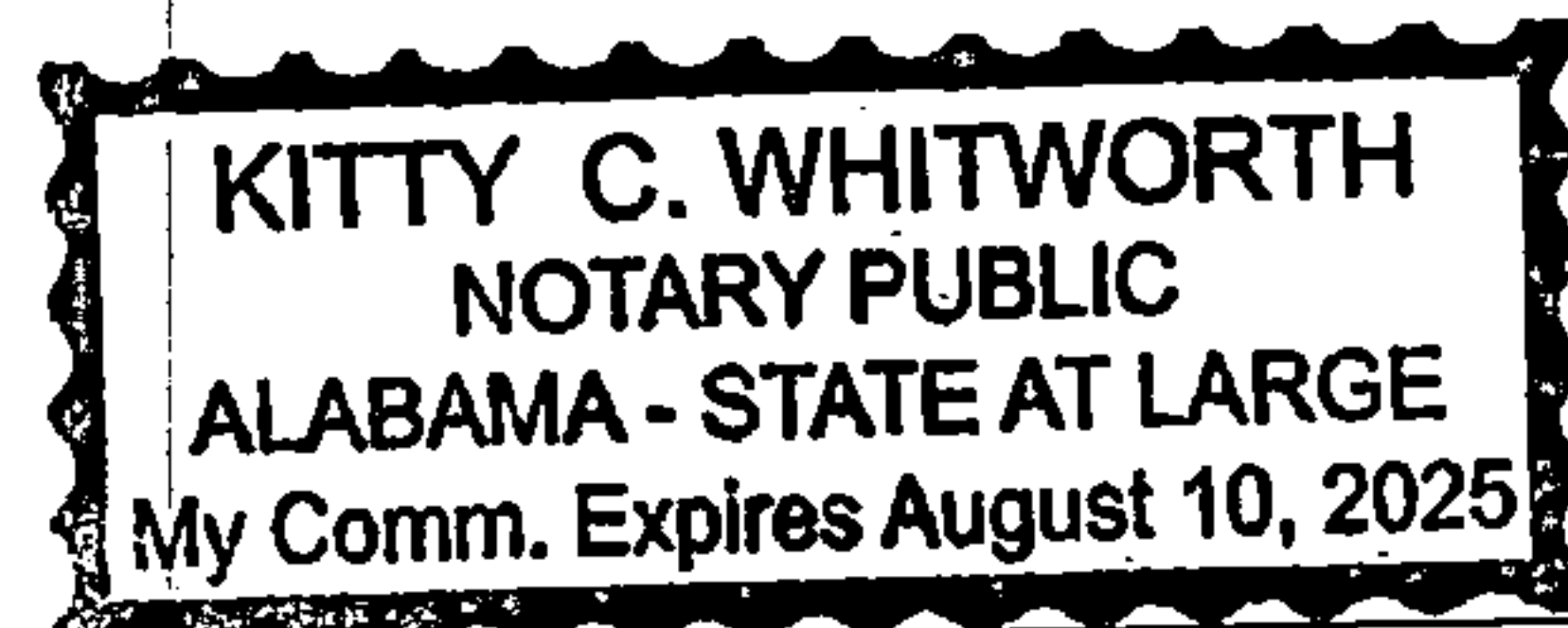
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MELISSA HYDE COLEMAN (now known as MELISSA HYDE CARTER), as Personal Representative of the Estate of Kenneth Maxwell Hyde, whose name is signed to the foregoing conveyance, and who is known to me, 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 3rd day of DECEMBER,
2024.


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 MELISSA HYDE COLEMAN
Mailing Address 112 WARWICK CIRCLE
ALABASTER, AL 35007

Grantee's Name MELISSA HYDE COLEMAN CARTER
Mailing Address 112 WARWICK CIRCLE
ALABASTER, AL 35007

Property Address BUDDY'S BBQ, INC.
HIGHWAY 31 SOUTH
ALABASTER, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1/2 = 124,090



20241203000372440 3/3 \$153.50
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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

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 12/3/2024

Unattested

(verified by)

Print

Melissa Hyde Coleman Carter
MELISSA HYDE COLEMAN CARTER
Sign PERS. REP. OF ESTATE OF KENNETH M. HYDE

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1