


This Instrument is being re-recorded
to correct the Grantors name herein.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
113 Rolling Rock Trail
Chelsea AL 35043


20130423000163690 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
04/23/2013 09:12:58 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Nine Thousand Nine Hundred Dollars and zero cents (\$309,900.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **MICHAEL SMITH AND WIFE, CYNTHIA SMITH** grant, bargain, sell and convey unto **Deryl J. Bode**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 41, according to the Final Plat of Oaklyn Hills, Phase 4, as recorded in Map Book 36, Page 96, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.


Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$247,920.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

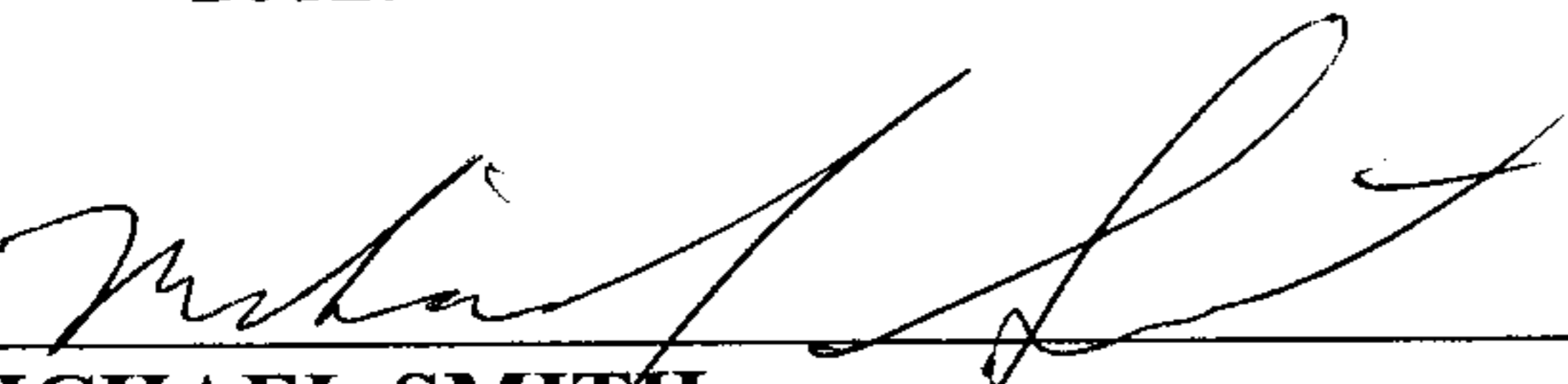
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.


20130426000170740 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/26/2013 02:23:07 PM FILED/CERT

Shelby County, AL 04/23/2013
State of Alabama
Deed Tax: \$62.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of April, 2012.

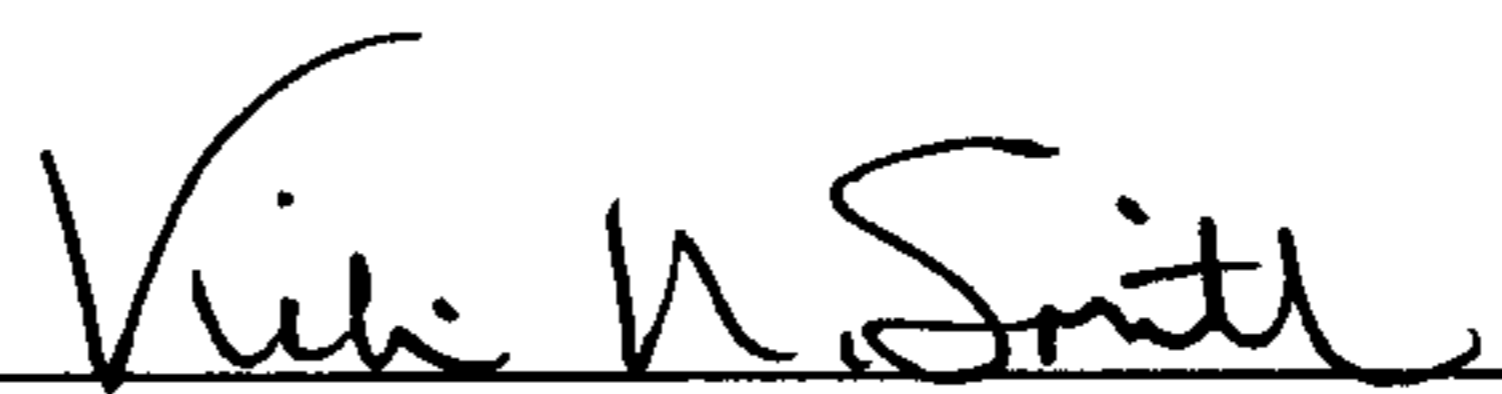

MICHAEL SMITH


CYNTHIA SMITH

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL SMITH**, 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 the day the same bears date.

Given under my hand and official seal this 22nd day of Apr, 2012.

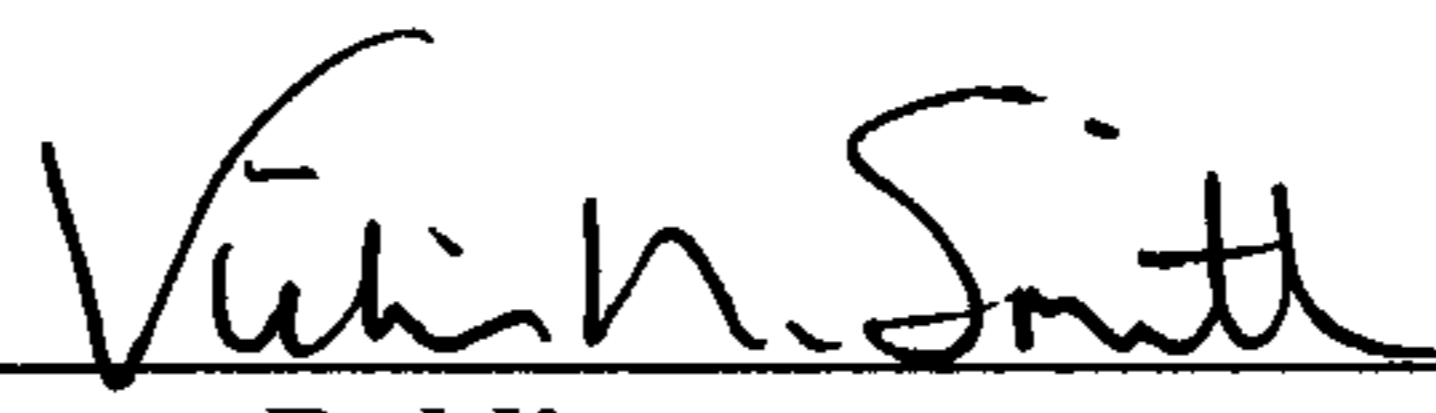

Notary Public

My Commission Expires: 3/23/15


STATE OF Alabama
COUNTY OF Shelby


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CYNTHIA SMITH**, 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 the day the same bears date.

Given under my hand and official seal this 22nd day of Apr, 2012.


Notary Public

My Commission Expires: 3/23/15


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Real Estate Sales Validation Form

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

Grantor's Name Michael Smith
Mailing Address 113 Rolling Rock Tr
Chelsea AL 35043

Grantee's Name Deryl J. Bode
Mailing Address _____

Property Address 113 Rolling Rock Tr
Chelsea AL
35043

Date of Sale 4-22-13
Total Purchase Price \$ 309,900.00
Or
Actual Value \$ _____
Or
Assessors 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)

☐ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).


Date _____

Print Deryl J. Bode

____ Unattested _____
(verified by)

Sign Deryl J. Bode
(Grantor/Grantee/Owner/Agent) circle one


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