

This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Carolyn J. Smith
3357 North Wildewood Drive
Pelham, AL 35124

GENERAL WARRANTY DEED

20130517000204480 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
05/17/2013 11:04:07 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Nineteen Thousand Nine Hundred And No/100 Dollars (\$119,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, William G. McDowell, Jr., Personal Representative of the Estate of Mildred F. McDowell, deceased (Shelby County, AL., Probate Case #PR-2012-000010), (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Carolyn J. Smith (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 10, according to the Amended Map of Wildewood Village Third Addition, recorded in Map Book 8, Page 182, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Seventeen Thousand Seven Hundred Twenty-Four And No/100 Dollars (\$117,724.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 8, 2013.

William G. McDowell, Jr.
William G. McDowell, Jr., Personal Representative of the Estate of Mildred F. McDowell, deceased

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William G. McDowell, Jr., as Personal Representative of the Estate of Mildred F. McDowell, deceased who are known to me and have acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 8th day of May, 2013.

Notary Public _____ Commission Expires: _____

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015

Shelby County, AL 05/17/2013
State of Alabama
Deed Tax: \$2.50

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Mildred F. McDowell

Grantee's Name Carolyn J. Smith

Mailing Address 3357 North Wildewood Drive
Pelham, AL 35124

Mailing Address 3357 North Wildewood Drive
Pelham, AL 35124

Property Address 3357 North Wildewood Drive
Pelham, AL 35124

Date of Sale May 8, 2013

Total Purchase Price \$119,900.00

or

Actual Value \$

or

Assessor's 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

☐ Appraisal

☐ Sales Contract

☐ Other: _____

☒ Closing Statement

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 - Estate of Mildred F. McDowell, 3357 North Wildewood Drive, Pelham, AL 35124.

Grantee's name and mailing address - Carolyn J. Smith, 3357 North Wildewood Drive, Pelham, AL 35124.

Property address - 3357 North Wildewood Drive, Pelham, AL 35124

Date of Sale - May 8, 2013.

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 with 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: May 8, 2013

Sign Emily Schuler
Agent

