

20150113000012670 1/4 \$48.50
Shelby Cnty Judge of Probate, AL
01/13/2015 09:51:41 AM FILED/CERT

Send Tax Notice:
Michael and Joyce Angela Smith
P. O. Box 273
Wilton, AL. 35187

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
 WITH RIGHT OF SURVIVORSHIP**

See Attached Exhibit A. Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 19th day of December, 2014.

GRANTOR

Joyce Angela Smith (L.S.)
Joyce Angela Smith

STATE OF ALABAMA)

) **ACKNOWLEDGMENT**

COUNTY OF SHELBY)

I, Chas Smitherman, a Notary Public for the State at Large, hereby certify that **JOYCE ANGELA SMITH** is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 19th day of December, 2014.

[Signature]
NOTARY PUBLIC

My Commission Expires: 5/15/2016



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EXHIBIT A


DESCRIPTION

COMMENCE AT THE NE CORNER OF SECTION 9, TWP 24 NORTH, RANGE 12 EAST SHELBY COUNTY ALABAMA; THENCE RUN S 88-29'14" W ALONG THE NORTH LINE OF SAID SECTION 9 FOR 1676.04'; THENCE RUN S 04-54'46" W FOR 310.90' TO THE POINT OF BEGINNING; THENCE RUN S 80-49'19" W FOR 65.57'; THENCE RUN S 07-48'05" W FOR 405.18'; THENCE RUN S 83-07'18" E FOR 74.90'; THENCE RUN N 87-11'15" E FOR 213.71' TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HWY 73; THENCE RUN N 04-02'37" E ALONG SAID RIGHT OF WAY FOR 399.76'; THENCE RUN S 83-19'18" W FOR 200.63'; THENCE RUN N 04-54'46" E FOR 35.07' TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES. SUBJECT TO ANY RIGHTS OF WAYS OR EASEMENTS OF RECORD.

S.M.ALLEN PLS NO. 12944
CONN & ALLEN
PO BOX 1195
PELHAM, AL. 35124
205 663-4251

DESCRIPTION EASEMENT FOR INGRESS & EGRESS

COMMENCE AT THE NE CORNER OF SECTION 9, TWP 24 NORTH, RANGE 12 EAST SHELBY COUNTY ALABAMA; THENCE RUN S 88-29'14" W ALONG THE NORTH LINE OF SAID SECTION 9 FOR 1676.04'; THENCE RUN S 04-54'46" W FOR 310.90' TO THE POINT OF BEGINNING; THENCE RUN S 80-49'19" W FOR 65.57'; THENCE RUN S 07-48'05" W FOR 405.18' TO THE POINT OF BEGINNING OF A 30 FOOT EASEMENT LYING ADJACENT TO AND SOUTH OF THE FOLLOWING DESCRIBED LINE; THENCE RUN S 83-07'18" E FOR 74.90'; THENCE RUN N 87-11'15" E FOR 213.71' TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HWY 73 AND THE END OF SAID EASEMENT.


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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 Joyce Angela Smith
Mailing Address P.O. Box 273
Wilton, AL 35187

Grantee's Name Joyce + Michael Smith
Mailing Address P.O. Box 273
Wilton AL 35187

Property Address 13865 A Cord 73
Wilton AL 35187

Date of Sale _____
Total Purchase Price \$ No sale / No conveyance

or
Actual Value \$ _____

or
Assessor's Market Value \$ 50200 ÷ 2 = 25100



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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 Add spouse to deed

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 12/19/14

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1