

BHM1500183  
Real Estate Settlement Solutions, LLC  
3595 Grandview Parkway  
Suite 610  
Birmingham, Alabama 35243

Send tax notice to:  
Shelley M. Smith  
4109 Highway 109  
Columbiana, AL 35051

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243  
BHM1500183

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and no/100 Dollars (\$10.00)** in hand paid to the undersigned, (hereinafter referred to as "Grantor"), by **John David Smith, an unmarried man and Shelly M. Smith, an unmarried woman** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto **Shelly M. Smith**, Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Bailey's Wall Farm Road Subdivision, as recorded in Map Book 25, Page 149, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.


BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

17 IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 17 day of September, 2015.

Shelby County, AL 09/23/2015  
State of Alabama  
Deed Tax: \$113.00

  
20150923000333500 1/3 \$133.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 01:38:41 PM FILED/CERT

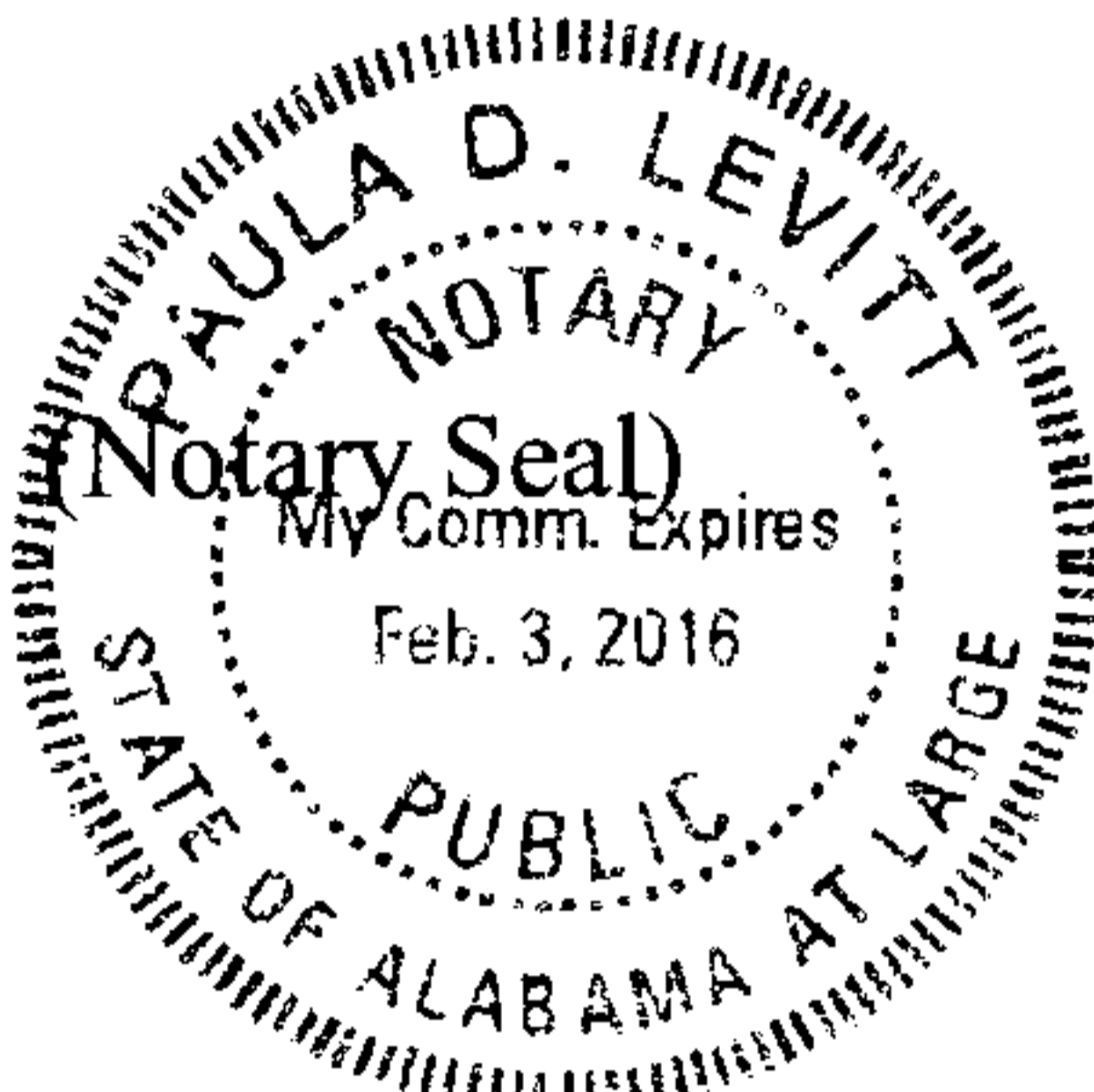
John David Smith  
John David Smith

Shelly M. Smith  
Shelly M. Smith

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John David Smith, an unmarried man, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 17 day of September, 2015.

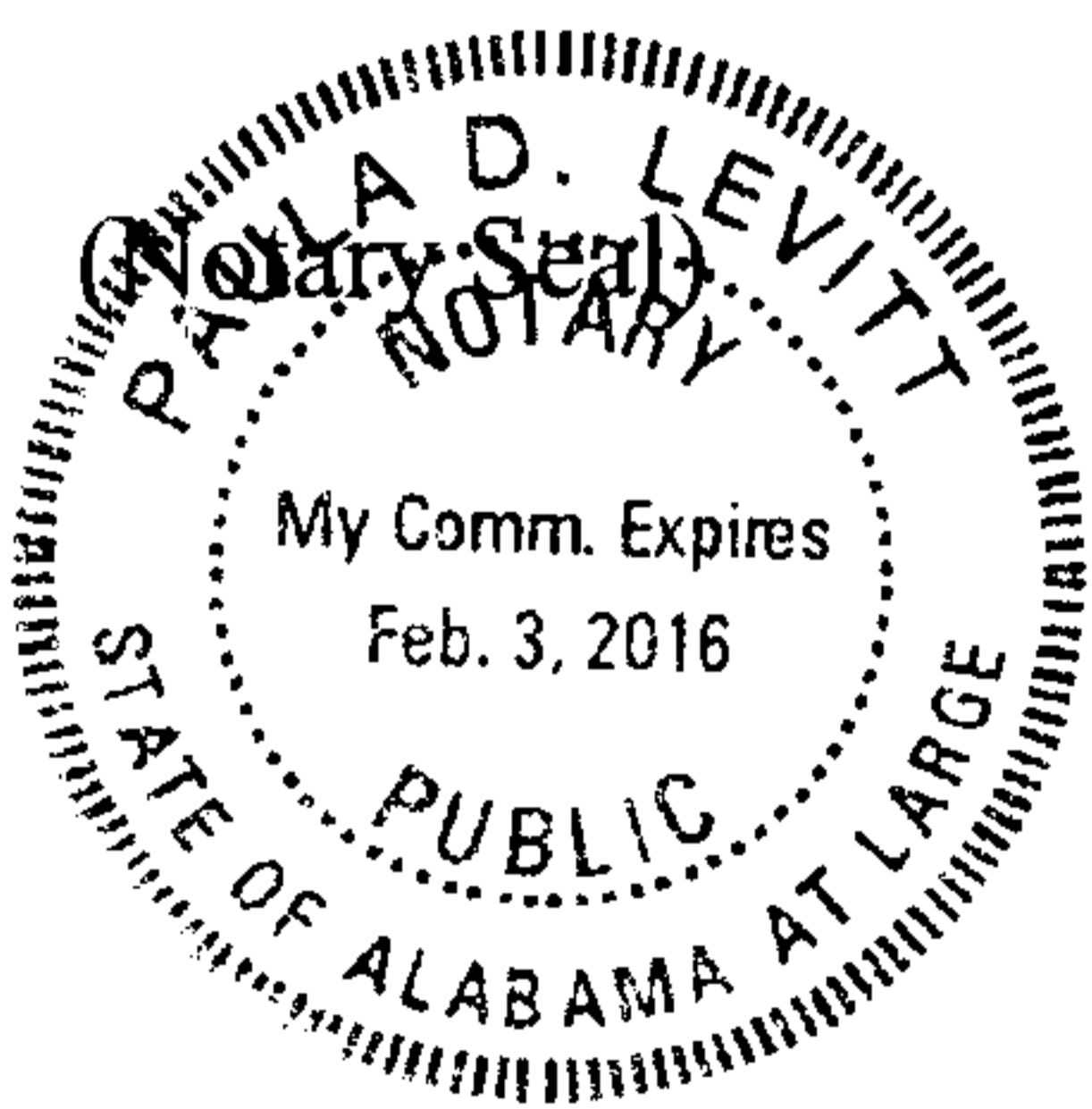


Paula D Levitt  
Notary Public  
Print Name: Paula D Levitt  
Commission Expires: 2-3-14

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelly M. Smith, an unmarried woman, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 17 day of September, 2015.



Paula D Levitt  
Notary Public  
Print Name: Paula D Levitt  
Commission Expires: 2-3-16

20150923000333500 2/3 \$133.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 01:38:41 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name John David Smith
Mailing Address Shelly M. Smith
4109 Highway 109
Columbiana, AL 35051

Grantee's Name Shelly M. Smith
Mailing Address 4109 Highway 109
Columbiana, AL 35051

Property Address 4109 Highway 109
Columbiana, AL 35051

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ \$225,800 (1/2 value \$112,900)

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 09/15/15

Print Paula D Levitt

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Barcode and filing information: 20150923000333500 3/3 \$133.00 Shelby Cnty Judge of Probate, AL 09/23/2015 01:38:41 PM FILED/CERT