



20180213000046680 1/3 \$25.50
Shelby Cnty Judge of Probate, AL
02/13/2018 10:41:59 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Matthew L Smith
450 Shelby Street, Montevallo AL 35115

Know all men by these presents:

That in consideration of Ninety Thousand and No/100 Dollars (\$90,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert M Sapp, a married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Matthew L Smith (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, Block 51, Reynolds Addition to Montevallo, which is also described as follows: Begin at the Northeast corner of Ala. and Shelby Street Intersection, thence Southeasterly along the North line of Shelby Street a distance of 75 feet, thence Northeasterly at right angles a distance of 150 feet, thence Northwesterly at right angles a distance of 75 feet, thence Southwesterly at right angles a distance of 150 feet to the point of beginning. Said lot in accordance to plat of said Reynolds Addition as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 37.


This is not the Homestead of the above Grantor nor his spouse

\$85,500.00 of the purchase price was obtained by a purchase money 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/13/2018
State of Alabama
Deed Tax: \$4.50

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 23rd day of January, 2018

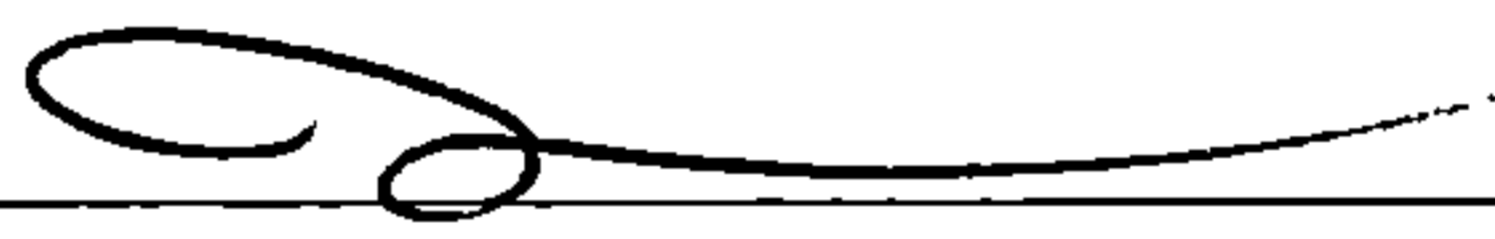


Robert M Sapp

STATE OF Alabama
COUNTY Jefferson

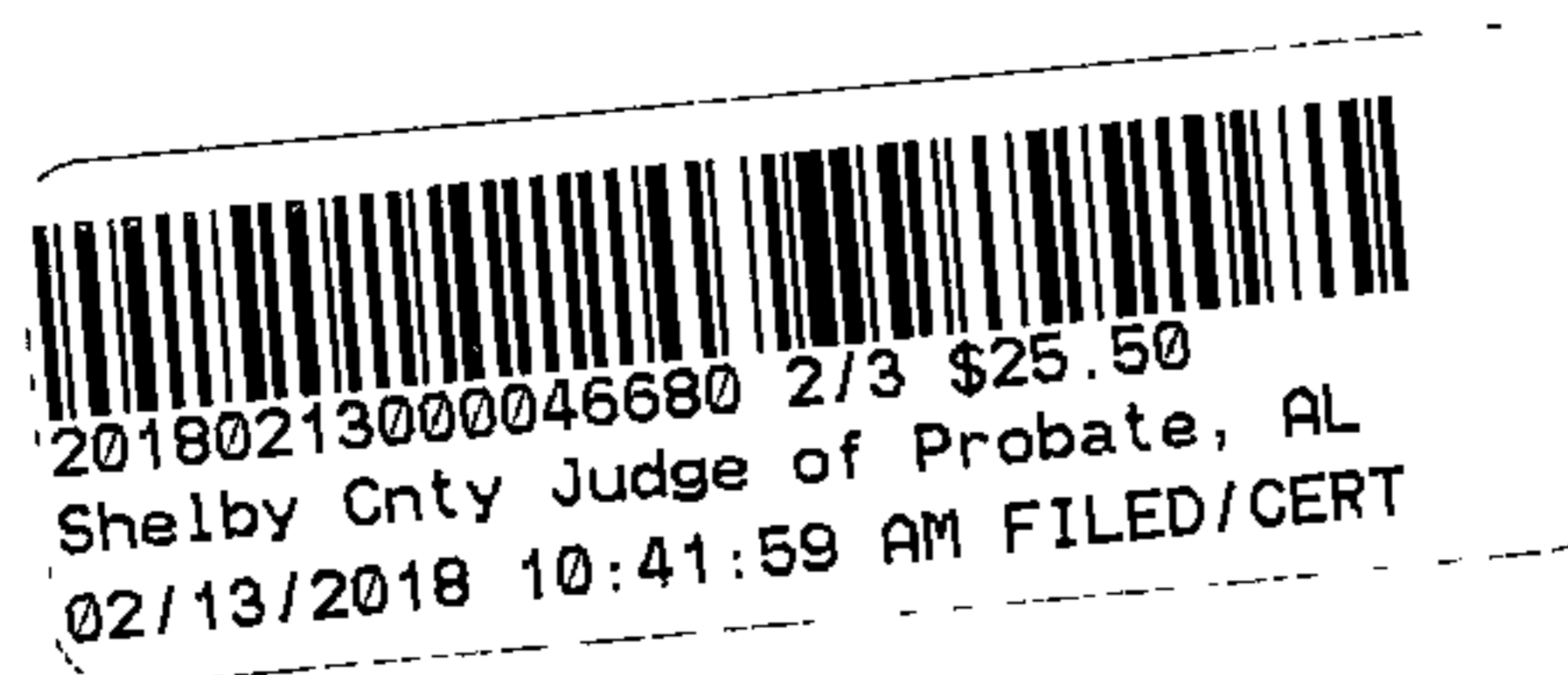
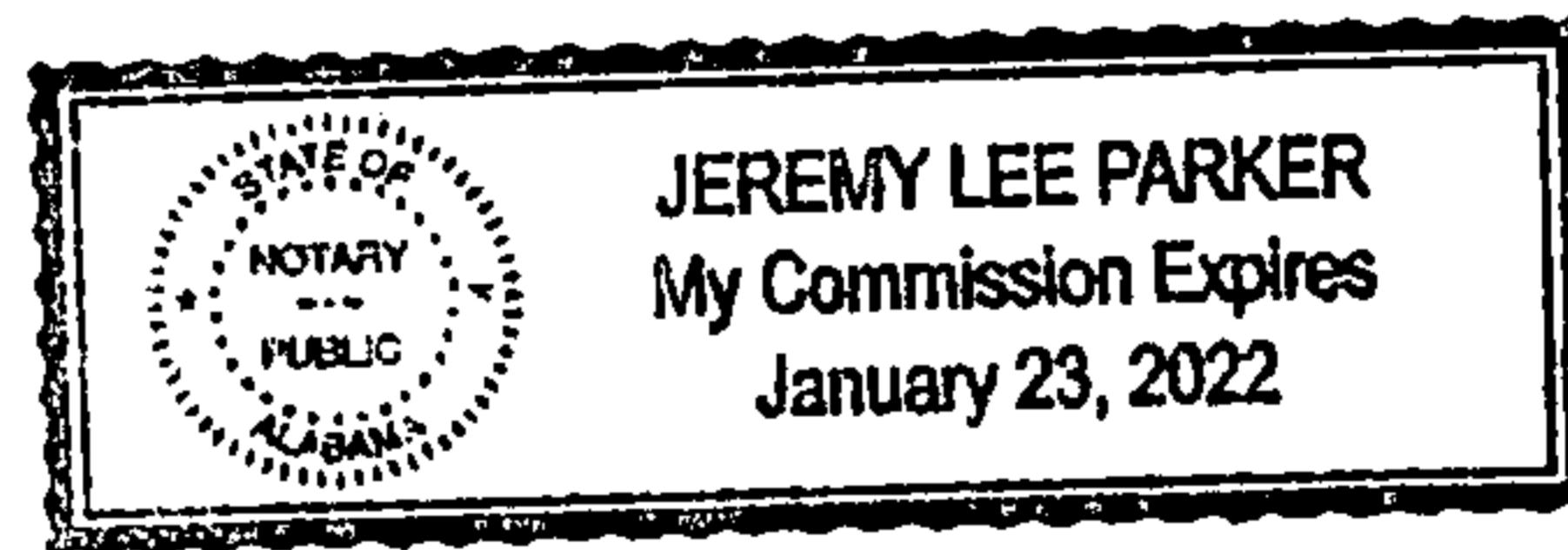
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Robert M Sapp whose name(s)is/are signed to the foregoing conveyance, and who is/are 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 23rd day of January, 2018.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-23-22

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



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

Grantor's Name	Robert M Sapp	Grantee's Name	Matthew L Smith
Mailing Address	8177 Hwy 119		450 Shelby Street
	Alabaster AL 35007		Montevallo AL 35115
Property Address	450 Shelby Street	Date of Sale	January 23, 2018
	Montevallo AL 35115	Total Purchase Price	\$90,000.00
		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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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 - 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: January 23 2018
 _____ Unattested
 _____ (verified by)

Print Robert M Sapp
 Sign: _____
 Grantor/Grantee/Owner/Agent (circle one)
Form RT-1

