Send Tax Notice To & This Instrument Prepared By:
Fred Drennan Saul, Jr.
102 Windsor Trail
Pelham, AL 35124

20190228000062730 1/4 $39.50
Shelby Cnty Judge of Probate, AL
02/28/2019 09:11:34 AM FILED/CERT

Warranty Deed

Jointly for Life with Remainder to Survivor

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

Know All Men by These Presents: That in consideration of *Three Hundred Six Thousand Dollars ($306,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, I or we,

Clay Smitherman and Amanda Smitherman, both unmarried,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Fred Drennan Saul, Jr. and Amy Saul,

(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

$290,700.00 of the above consideration is being paid by a mortgage, which is filed simultaneously herewith.

To Have and to Hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and/or assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or 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 stated 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 grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **22nd day of February, 2019.**

_____ (Seal)
Clay Smitherman

_____ (Seal)
Amanda Smitherman

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Clay Smitherman,** 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this **22nd day of February, 2019.**

Notary Public

My Commission Expires: 10-6-2019

BRYAN GREGG
MY COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 6, 2019
ALABAMA STATE AT LARGE

20190228000062730 2/4 $39.50
Shelby Cnty Judge of Probate, AL
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STATE OF **ALABAMA**
COUNTY OF **SHELBY**

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Amanda Smitherman,** 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this **22nd day of February, 2019.**

Notary Public

My Commission Expires: 10-6-2019

BRYAN GREGG
MY COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 6, 2019
ALABAMA STATE AT LARGE

Exhibit "A" Legal Description

Lot 32, according to the survey of Weatherly Windsor Sector II, as recorded in Map Book 18, Page 80, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record along with all matters disclosed by the title insurance commitment/policy associated with this transaction.

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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	Clay Smitherman &	Grantee's Name	Fred Drennan Saul, Jr. and Amy Saul
Mailing Address	Amanda Smitherman	Mailing Address	102 Windsor Trail
	1112 Aronimink Drive		Pelham, AL 35124
	Calera, AL 35040 (Clay)		
Property Address	102 Windsor Trail	Date of Sale	February 22, 2019
	Pelham, AL 35124	Total Purchase Price	$ 306,000.00
		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)

- ☐ 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 2-22-19 Print Fred Drennan Saul, Jr.

____ Unattested Bryan Gregg (verified by) Sign Fred Drennan Saul Jr.

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Shelby County, AL 02/28/2019
State of Alabama
Deed Tax:$15.50

20190228000062730 4/4 $39.50
Shelby Cnty Judge of Probate, AL
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