

This instrument was prepared by: **Mike T. Atchison, Attorney at Law, Inc.**
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Michael R. Smiley

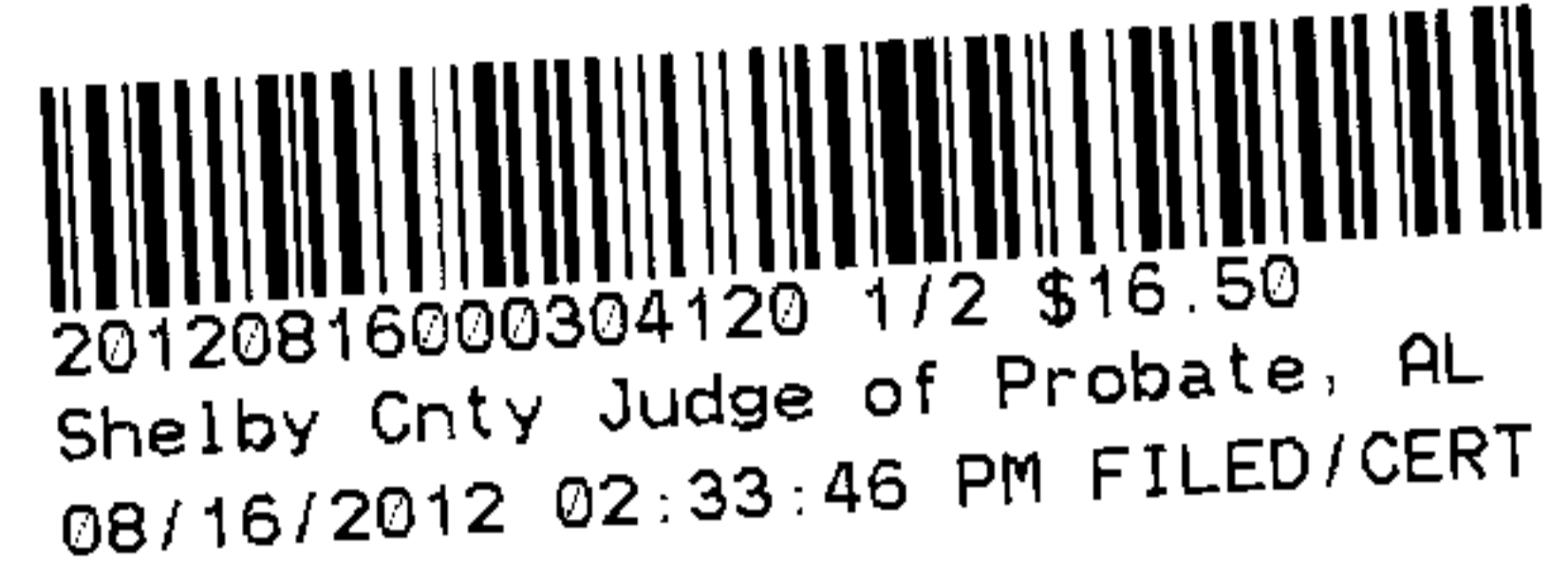
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Thousand, Two Hundred and no/100 Dollars (**\$1,200.00**), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

James E. Hassett and wife, Carolyn A. Hassett

(herein referred to as grantor) grant, bargain, sell and convey unto



Michael R. Smiley and Teresa Smiley

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

Commence at the NE corner of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 669.00 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 210.00 feet; thence South 04 degrees 08 minutes 00 seconds East, a distance of 674.70 feet; thence South 04 degrees 28 minutes 20 seconds East, a distance of 162.80 feet to the point of beginning; thence South 43 degrees 30 minutes 29 seconds East, a distance of 74.35 feet; thence South 89 degrees 04 minutes 36 seconds East, a distance of 127.81 feet; thence North 01 degrees 06 minutes 20 seconds West, a distance of 59.42 feet; thence South 88 degrees 53 minutes 40 seconds West, a distance of 177.87 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated July 31, 2012.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

This instrument was prepared without benefit of title evidence. Description furnished by grantees.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of August, 2012.

James E. Hassett
James E. Hassett

Carolyn A. Hassett
Carolyn A. Hassett

Shelby County, AL 08/16/2012
State of Alabama
Deed Tax: \$1.50

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **James E. Hassett and wife, Carolyn A. Hassett**, 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 they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2012.

Mike T. Atchison
Notary Public

My commission expires: 10-16-12

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

Real Estate Sales Validation Form

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

Grantor's Name James Hassett
Mailing Address 225 Mistletoe Ln
Vincent AL 35178

Grantee's Name Michael Smiley
Mailing Address 155 Mistletoe Lane
Vincent, AL 35178

Property Address

Date of Sale 8-16-12
Total Purchase Price \$ 1200.00
or
Actual Value \$
Or
Assessors 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 person 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, Section 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, Section 40-22-1(h).

Date 8-16-12

Print Michael R. Smiley
Teresa Smiley
Signature (Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

