

This instrument was prepared
without evidence of title insurance.

Send Tax Notice:
Emma Jean Little
40 Arwood Drive
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand and 00/100 Dollars (\$5,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Johnny Ray Wells, a widower and the surviving grantee in that certain deed recorded in Instrument #1999-16358, in the Probate Office of Shelby County, Alabama; the other grantee, Linda Wells, having died on or about the 11th day of November, 2011**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Emma Jean Little, a widow person**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Begin at the NW corner of the W.A. Lucas land and run thence West 35 yards, thence South 70 yards, thence East 35 yards, thence North 70 yards to the point of beginning; containing One-Half acre, more or less, and being part of the SE 1/4 of Section 5, Township 21, Range 3 West, and being situated in Shelby County, Alabama.

Subject to all items of records.

Property Identification No. 27 3 05 0 001 004.007

TO HAVE AND TO HOLD to the said Grantees in fee simple 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 Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 4th day of June, 2012 at 725 West Street, Montevallo, Alabama 35115.

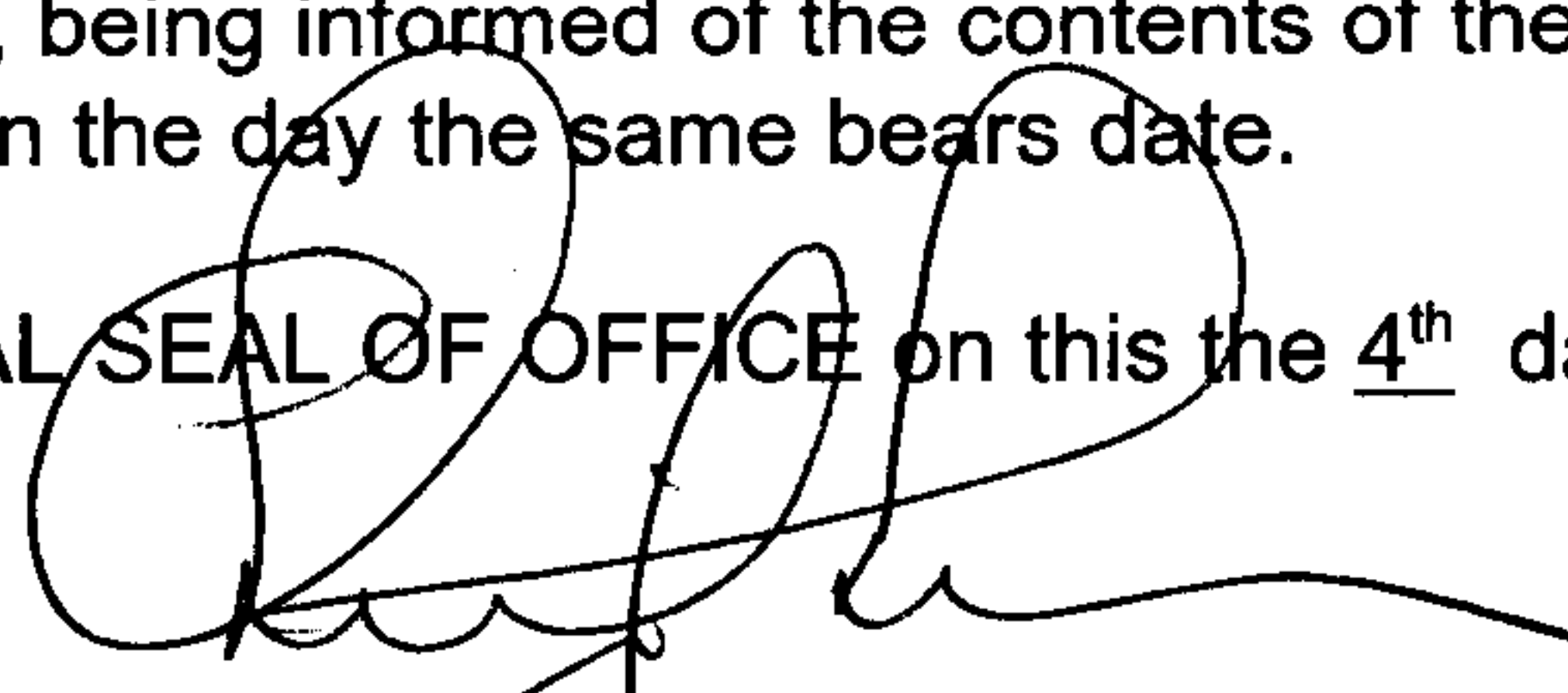
GRANTOR

 (L.S.)
Johnny Ray Wells

STATE OF ALABAMA)
)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Johnny Ray Wells* which is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4th day of June, 2012.


Notary Public

My Commission Expires: 5/15/2016

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
725 WEST STREET
POST OFFICE BOX 261
MONTEVALLO, AL 35115
(205) 665-4357

Shelby County, AL 09/19/2012
State of Alabama
Deed Tax:\$5.00


20120919000356650 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
09/19/2012 10:50:23 AM 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 Johnny Ray Wells
Mailing Address 22 Arwood Dr
Montevallo, AL
35115

Grantee's Name EMMA JEAN Little
Mailing Address 40 Arwood Dr
Montevallo, AL
35115

Property Address 40 Arwood Dr.
Montevallo AL 35115

Date of Sale June 4, 2012

Total Purchase Price \$ 5,000.00

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


20120919000356650 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
09/19/2012 10:50:23 AM FILED/CERT

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 9/19/12

Print EMMA JEAN Little

☐ Unattested

Sign

Emma Jean Little

(verified by)

(Grantor/Grantee/Owner/Agent) circle one