

This instrument was prepared by:
VERNON N. SCHMITT
2308 MONTEVALLO ROAD, LEEDS, AL 35094

Send Tax Notice To:
VERNON N. SCHMITT
2308 MONTEVALLO RD., LEEDS

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of ONE AND 00/100 DOLLARS (\$ 1.00) and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, The Estate of Adam Neil Schmitt, deceased, By Vernon N. Schmitt, Personal Representative, Probate Court of Jefferson County, Alabama, Case # 2012-216672, (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto, Vernon N. Schmitt an unmarried person (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 5, according to the Survey of Oak Mountain Preserve Phase I, as recorded in Map Book 40, Page 144, in the Probate Office of Shelby County, Alabama.
Together with an easement for ingress/egress along the 60' easement of Oak Mountain Crest Way, as shown on Map Book 40, Page 144 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Easement, restrictions and right-of-way of record; (2) All matters having to do with Oak Mountain Preserve Homeowners Association, Inc.; (3) Declaration of Restrictive Covenants for Oak Mountain Preserve; (4) Mineral and mining rights not owned by grantor.

The Grantor had no spouse..

TO HAVE AND TO HOLD to said the said grantee, her heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of November, 2012.

Vernon N. Schmitt

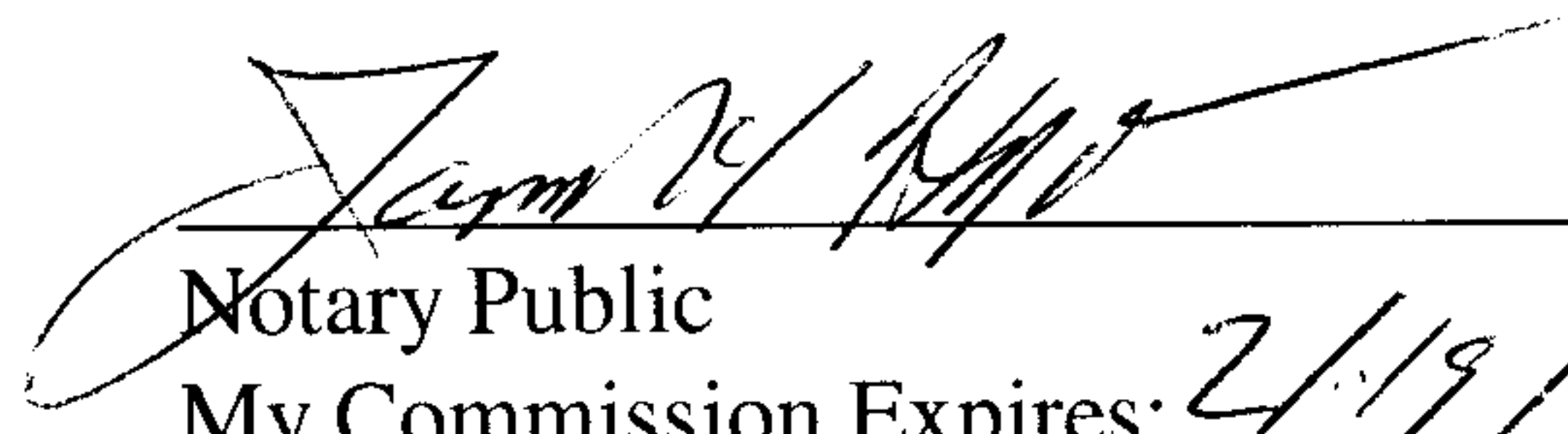
The Estate of Adam N. Schmitt,
By Vernon N. Schmitt, Personal Representative
In the Probate Court of Jefferson County, Alabama,
Case # 2012-216672


20121108000431020 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
11/08/2012 03:15:48 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY) General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vernon N. Schmitt, whose name as Personal Representative of The Estate of Adam Neil Schmitt, deceased, By Vernon N. Schmitt, Personal Representative, Probate Court Jefferson County, Alabama, Case # 2012-216672 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of this conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as the act of the said Personal Representative on the day the same bears date.

Given under my hand and official seal, this the 1st day of November, 2012.



Notary Public
My Commission Expires: 2/19/13


20121108000431020 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
11/08/2012 03:15:48 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 Vernon N. Schmitt
Mailing Address 2308 Montevillo Rd
Leeds, AL 35094

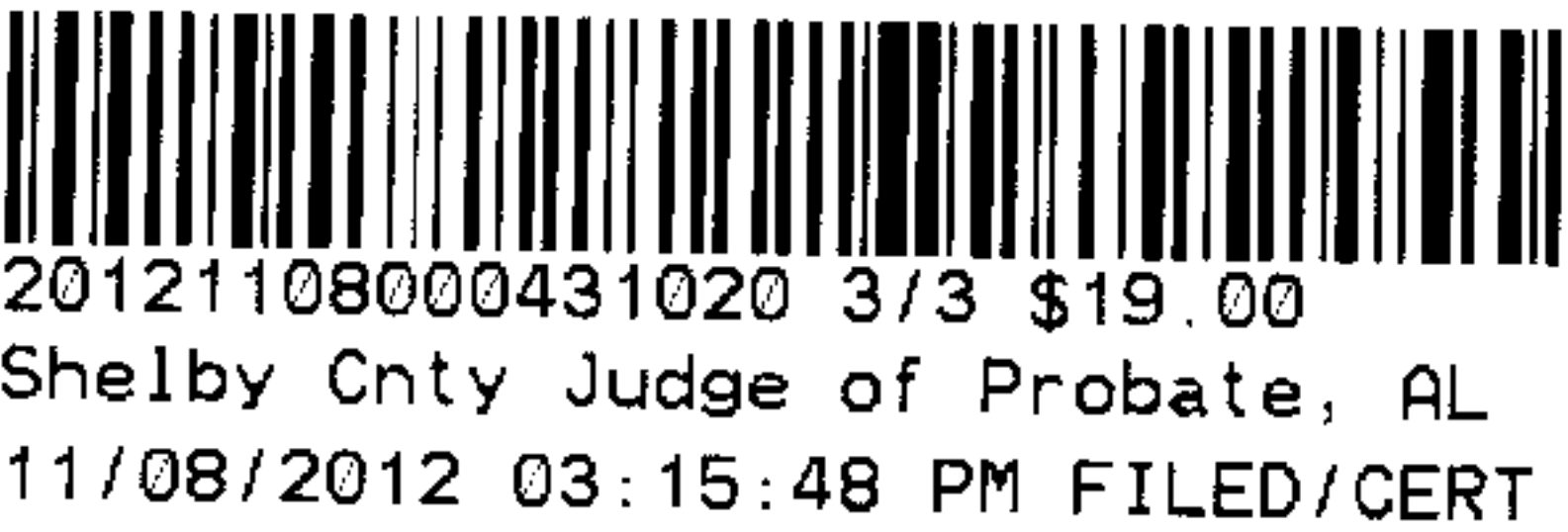
Grantee's Name Estate of Adam N. Schmitt
Mailing Address 2308 Montevillo Rd
Leeds, AL 35094

Property Address 348 Oak MountainCrest
Way
Dolomite, AL 35124

Date of Sale November 1, 2012
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 143,330



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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 11-8-12

Print Joshua Isbell

☐ Unattested
(verified by)

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