

20130205000049960 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
02/05/2013 11:31:56 AM FILED/CERT

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Roy L. Smith & Mary A. Smith
211 Shelby Street
Montevallo, Alabama 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY**
) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Twelve Thousand & 00/100 Dollars (\$112,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Trust Estate B under the Last Will and Testament of Mary Lee Brown**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Roy L. Smith and Mary A. Smith(husband and wife)**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

SEE EXHIBIT "A" -- Subject to all items of record.

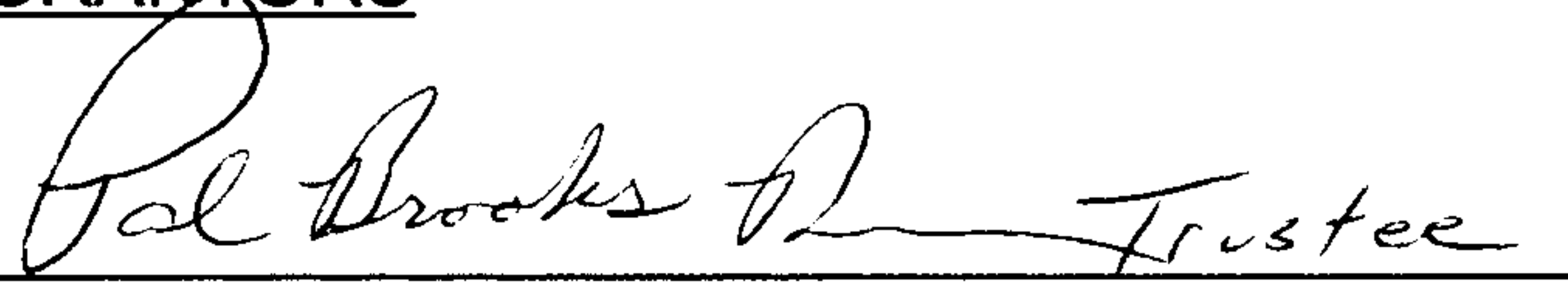
Note: This property is not homestead property of the Grantor.

Note: Executed and recorded simultaneous with a purchase money mortgage signed by Grantee(s) in favor of Trust B under the Will of Mary Lee Brown, Mortgagee in the amount of \$112,000.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor 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 31 day of August, 2012.

GRANTORS
 Trustee (L.S.)
Paul Brooks Brown, as Trustee of Trust
Estate B Under the Last Will and Testament
of Mary Lee Brown

This instrument contains 3 pages.

STATE OF ALABAMA

ACKNOWLEDGMENT

Shelby COUNTY

I, Chris Smithers, a Notary Public in and for said County, in said State, hereby certify that Paul Brown, whose name as Trustee of Trust Estate B under the Last Will and Testament of Mary Lee Brown, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, he as trustee and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31 day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 5/15/2016



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EXHIBIT A

A parcel of land situated in NW ¼ of Section 3, Township 24 North, Range 12 East, described as follows:

Commence at a point where the West line of Section 3 intersects the center line of the main track of Southern Railroad Company right of way; thence North 72 degrees 56 minutes East along said center line 965.40 feet; thence North 17 degrees 02 minutes West 68.00 feet; thence North 17 degrees 44 minutes East along East boundary of Shelby Street 330.97 feet; thence North 72 degrees 16 minutes West 60.00 feet to the point of intersection of the West boundary of Shelby Street and the East boundary of Cedar Street; thence North 17 degrees 44 minutes East along West boundary of Shelby Street 121.35 feet to the point of beginning; thence continue along West boundary 139.12 feet; thence South 75 degrees 15 minutes West along South boundary of Commerce Street 148.60 feet; thence South 17 degrees 00 minutes East along East boundary of Cedar Street 77.12 feet; thence South 75 degrees 06 minutes East along North line of Alabama Power Company substation 81.50 feet to the point of beginning.



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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 Trust B-Estate of Mary Lee Brown Grantee's Name Roy L. + Mary A. Smith
Mailing Address _____ Mailing Address 211 Shelby St
Po Box 24 Montevallo AL 35115
Property Address 211 Shelby St Date of Sale 8/31/2012
Montevallo AL 35115 Total Purchase Price \$ 112000
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 ☐ 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

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 2/5/13

Print Christopher R. Smith Atty
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)