

This instrument was prepared by:

**Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076**

**Send Tax Notice to: Kevin Smith
Alana Meeks
12 Lancaster Court
Calera AL 35040**

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 EIGHTY FIVE THOUSAND and 00/100 DOLLARS (\$85,000.00), to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Calvin T. Daniel and wife, Joy A. Daniel, whose address is 6460 Hwy 155, Montevallo, Alabama 35115

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

Kevin Smith and, Alana Meeks, whose address is 12 Lancaster Court, Calera, Alabama 35040

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama, the address of which is 12 Lancaster Court, Calera, Alabama 35040, to-wit:

Lot 12, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58 and amended map recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, AL.

- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**
- Taxes for 2013 and subsequent years. 2013 ad valorem taxes are a lien but not due and payable until October 1, 2013.**
- 35-foot building set back line from Ivanhoe Lane and Lancaster Court as shown on recorded map.**
- 5-foot utility easement over the line of said lot as shown on recorded map.**
- Restrictive covenants as recorded in Misc. Book 12, Page 646.**
- Transmission line permits to Alabama Power Company as recorded in Deed Book 103, Page 171 and Deed Book 220, Page 46.**
- Easement to South Central Bell Telephone and Telegraph Company recorded in Deed Book 294, Page 501.**
- Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 295, Page 847.**

THIS CONVEYANCE IS FURTHER SUBJECT TO PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK, IN THE AMOUNT OF \$82,583.62.

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 assigns for such survivor forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of February, 2013.


Calvin T. Daniel


Joy A. Daniel

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Calvin T. Daniel and Joy A. Daniel, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 13th day of February, 2013.


Notary Public
My Commission Expires: 8/13/13


20130215000067120 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
02/15/2013 03:41:59 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Calvin T. Daniel
Joy A. Daniel
 Mailing Address 6460 Hwy 155
Montevallo, AL 35115

Grantee's Name Kevin Smith
Alana Meeks
 Mailing Address 12 Lancaster Court
Calera AL 35040

Property Address 12 Lancaster Court
Calera AL 35040

Date of Sale February 13, 2013
 Total Purchase Price \$ _____
 Or
 Actual Value \$ 85,000.00
 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
XX _____ 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).

Mitchell A. Spears
 (verified by)

Print Calvin T. Daniel
 Sign Calvin T. Daniel
 (Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
 COUNTY OF SHELBY)

Sworn to and subscribed before me this the 13th day of February, 2013.


 20130215000067120 3/3 \$20.50
 Shelby Cnty Judge of Probate, AL
 02/15/2013 03:41:59 PM FILED/CERT

Notary Public
 My commission expires: 8/13/13