

This Instrument Prepared By:
FOSTER D. Key, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

Send Tax Notice To:
Jonathan D. and Mary A. Rachels
1925 County Road 33
Calera, Alabama 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 **Fifty-Five Thousand and 00/100 Dollars (\$55,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, **PAUL B. SMITH AND PATRICIA L. SMITH, HUSBAND AND WIFE** (herein referred to as "GRANTORS") do grant, bargain, sell and convey unto **JONATHAN D. RACHELS AND MARY A. RACHELS** (herein referred to as "GRANTEES") as joint tenants 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**, to-wit:

Lot 3, according to the Survey of Key Place Farms, as recorded in Map Book 38 Page 17 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

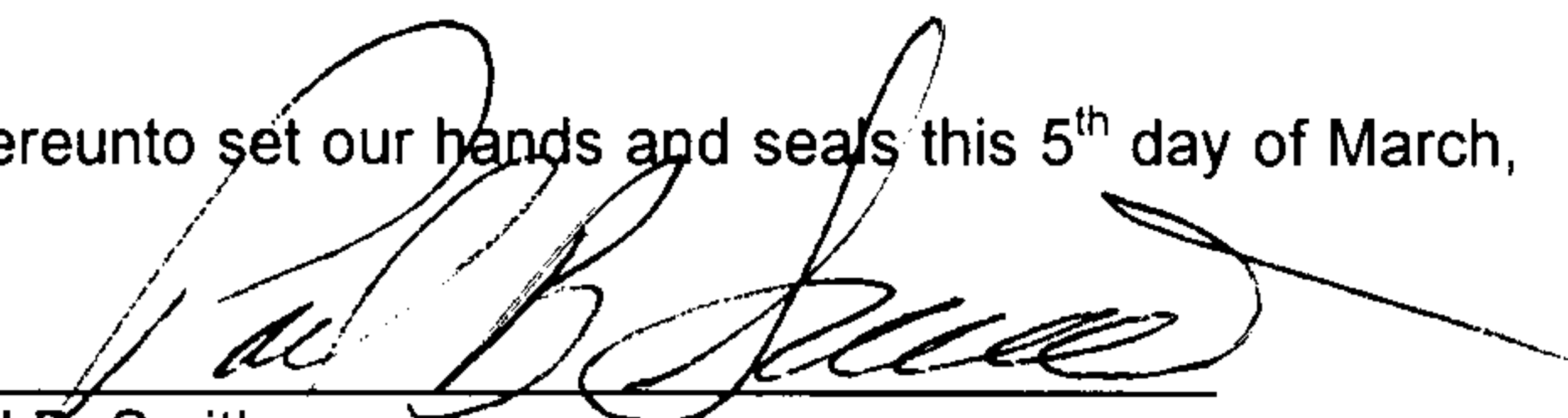
1. Taxes for the year 2013, which are a lien but not yet due and payable until October 1, 2013.
2. Restrictions, covenants and conditions, if any.

\$ 45,832.75 of the hereinabove stated consideration was paid from a purchase money mortgage of even dated and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executor, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of March, 2013.


Paul B. Smith


Patricia L. Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **Paul B. Smith and wife, Patricia L. Smith**, 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 the same bears date.

Given under my hand and official seal this 5th day of March, 2013.


Notary Public

My Commission Expires: 2-8-16

Shelby County, AL 03/07/2013
State of Alabama
Deed Tax: \$9.50



20130307000094400 1/2 \$24.50
Shelby Cnty Judge of Probate, AL
03/07/2013 10:25:53 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 Paul and Patricia Smith
Mailing Address 4265 Hwy 18
Montevallo, AL 35115

Grantee's Name Jonathan and Mary Rachels
Mailing Address 1925 County Road 33
Calera, AL 35040

Property Address N/A
Lot 3, Key Place Farms

Date of Sale March 5, 2013
Total Purchase Price \$ 55,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20130307000094400 2/2 \$24.50
Shelby Cnty Judge of Probate, AL
03/07/2013 10:25:53 AM FILED/CERT

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 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 3-5-13

Print Paul Smith

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Given under my hand and seal this the 5th day of March, 2013.

Notary Public

My Commission Expires: 2-8-16

Form RT-1