

This document prepared by:  
Elizabeth A. Roland, Attorney  
Elizabeth A. Roland, P.C.  
267 Village Parkway  
Helena, AL 35080-4028

(Description furnished by Grantor. No survey  
examined and no title examination made by this  
attorney)  
Source of Title: Instrument #20070130000044550

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of One Hundred and Thirty-Five Thousand and No/100 Dollars (\$135,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Rebecca L. Guthrie**, an unmarried woman, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey and warrant unto **Michael E. Smith**, an unmarried man, hereinafter referred to as GRANTEE, for and during his life and upon his death, then to the survivor of him in fee simple, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

**Lot 220, according to the Survey of Amended Map of Phase II, Weatherly Warwick Village, Sector 17, as recorded in Map Book 22, Page 67, in the Probate Office of Shelby County, Alabama.**

**Subject to existing easements, restrictions, set back lines, rights of way, and limitations, if any, of record.**

**Taxes for the year 2013 are not yet due and payable.**

**The purchase of the herein described real property is being financed, in whole or in part, by the proceeds of a purchase money mortgage in the amount of One Hundred Twenty Thousand Eight Hundred Fifty-Three and 00/100 Dollars (\$120,853.00) conveyed simultaneously herewith.**

**TO HAVE AND TO HOLD** to the said Grantee, for and during his life, and upon his death, then to his survivors in fee simple, and to his heirs and assigns forever, together with every contingent remainder and right of reversion

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on this the 25th day of March, 2013.

  
**REBECCA L. GUTHRIE**

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Rebecca L. Guthrie**, an unmarried woman 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of March, 2013.

  
**Notary Public**

  
20130328000128230 1/2 \$29.50  
Shelby Cnty Judge of Probate, AL  
03/28/2013 09:33:46 AM FILED/CERT

Shelby County, AL 03/28/2013  
State of Alabama  
Deed Tax: \$14.50

Real Estate Sales Validation Form

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

Grantor's Name Rebecca L. Guthrie
Mailing Address 272 Oxford Way
Pelham, AL 35124

Grantee's Name Michael E. Smith
Mailing Address 208 Warwick Lane
Alabaster, AL 35007

Property Address 308 Warwick Lane
Alabaster, AL 35007

Date of Sale 03/ /2013
Total Purchase Price \$ 135,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20130328000128230 2/2 \$29.50
Shelby Cnty Judge of Probate, AL
03/28/2013 09:33:46 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 3-25-13 Print Rebecca L. Guthrie

Unattested Sign (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form