

20130408000142500 1/2 \$131.50
Shelby Cnty Judge of Probate, AL
04/08/2013 08:48:06 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
JOHN A. MCBRAYER
3110 CUMMINS STREET
PELHAM, AL 35124

SEND TAX NOTICE TO:
Milton M. Smith, Jr. and Debbie Smith
36 Hunters Trace
Pelham, AL 35124
Estimated Value \$116,300.00

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten Dollars (\$10.00)** 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, I, **MILTON M. SMITH, JR.**, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto **MILTON M. SMITH, JR. and DEBBIE SMITH**, a married couple herein referred to as Grantees, (whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, all right, title, and interest, to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, according to the survey of Hunter's Glenn, as recorded in Map Book 6, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

TO HAVE AND TO HOLD unto the said GRANTEES during the term of 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 of reversion.


And I do for myself and for my heirs, executors, and administrators, covenant with the said grantees, his, her or their heirs and assigns, that I am lawfully authorized to convey in fee simple interest in 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 shall warrant and defend the same to the GRANTEES, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of April, 2013.


MILTON M. SMITH, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **MILTON M. SMITH, JR.**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2013.

Notary Public
My Commission Expires: August 24, 2015

Real Estate Sales Validation Form

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

Grantor's Name Milton M. Smith, Jr.
Mailing Address 36 Hunters Trace
Delham, AL 35124

Grantee's Name Milton M. Smith, Jr. and Debbie Smith
Mailing Address 36 Hunters Trace
Delham, AL 35124

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 116,300.00

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
Y Other Tax Assessor's Records

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 appl

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, 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 3/2/2013

Print Milton M. Smith, Jr.

Unattested

Sign Milton M. Smith Jr

(Verified by)

(Grantor)/Grantee/Owner/Agent) circle one

