

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
James I. Smith & Scott Alan Smith
1338 Narrows Point Bend
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Eighty Thousand No/00 Dollars (\$480,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lynne A. Isom, as Personal Representative for the Estate of Dorothy S. Adams, deceased, Probate Case No. 2008-00000-5, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **James I. Smith and Scott Alan Smith, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

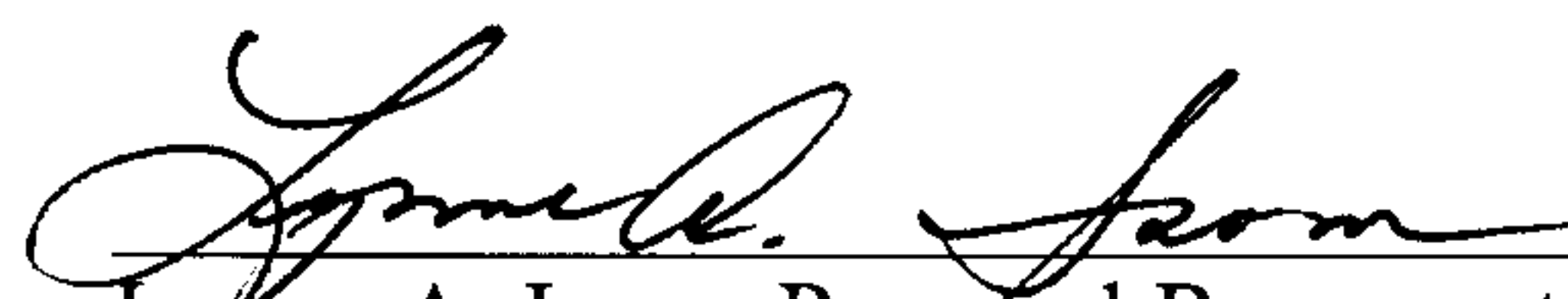
This instrument is executed by the undersigned solely in her representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, liability or obligation on the part of the Grantor in her individual capacity.

James Irven Smith and James I. Smith are one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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, and 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

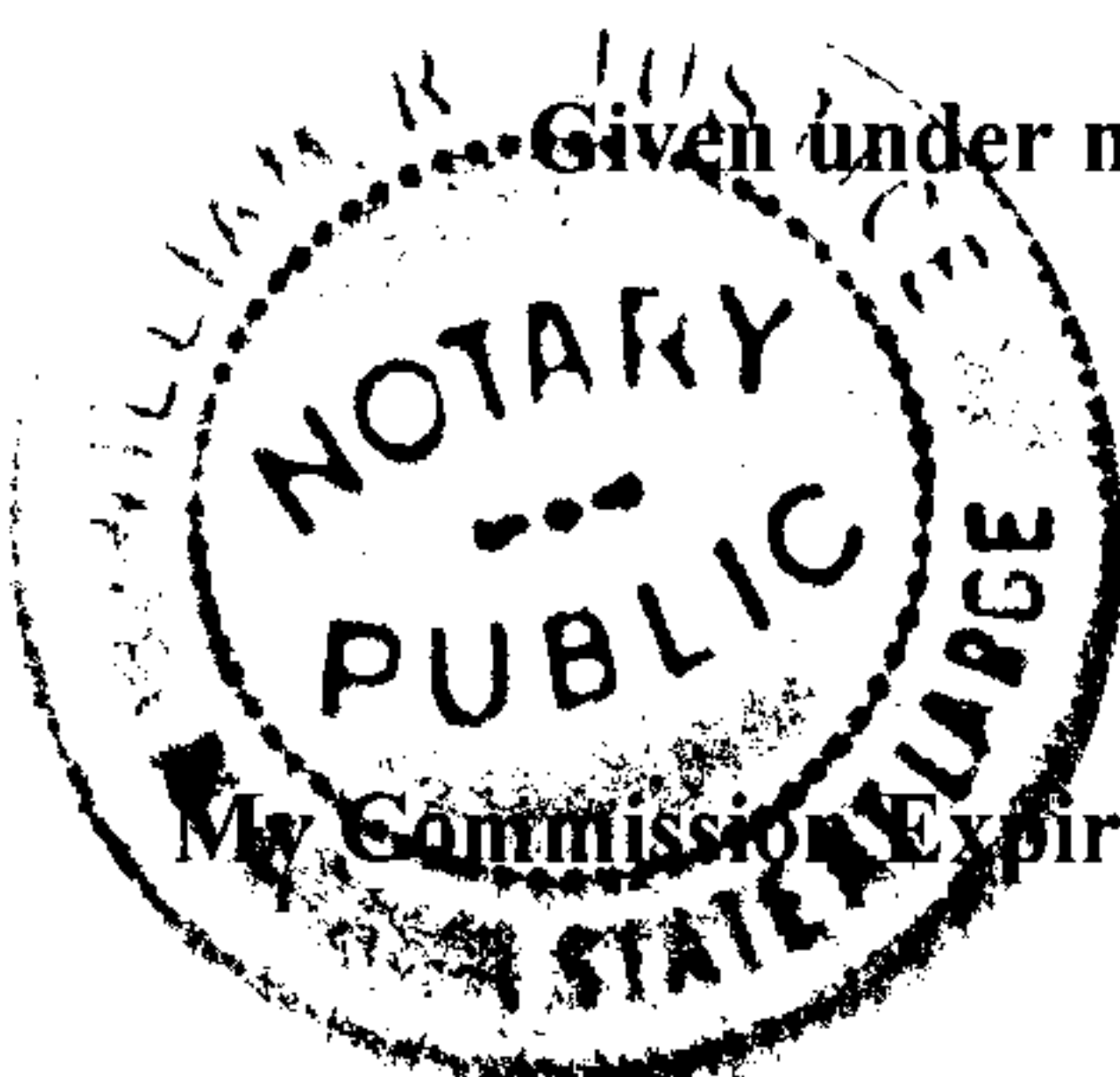
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of April, 2013.


Lynne A. Isom, Personal Representative for
the Estate of Dorothy S. Adams, deceased

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lynne A. Isom, Personal Representative for the Estate of Dorothy S. Adams, who 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, and in her capacity as Personal Representative.

Given under my hand and official seal this 30th day of April, 2013.



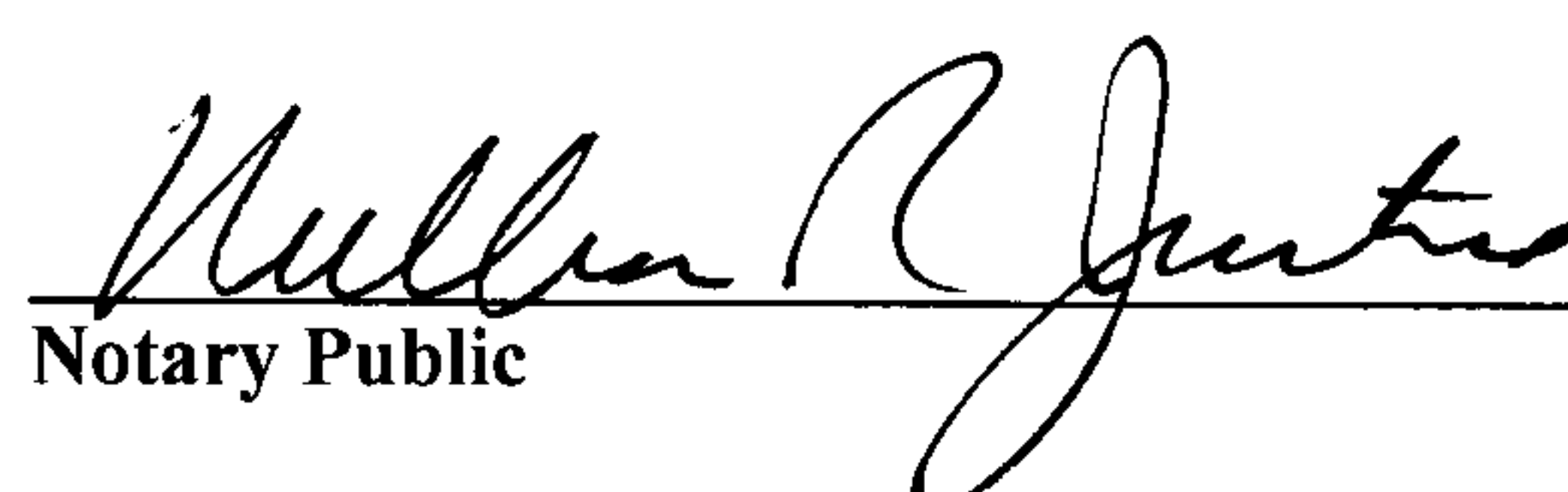

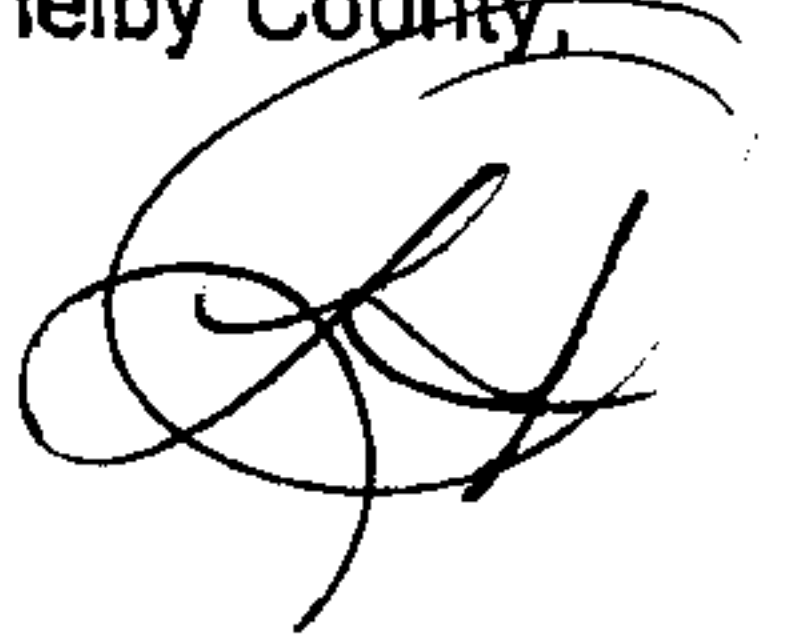

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 21 South, Range 1 West; Also begin at the northeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 14, Township 21 South, Range 1 West and run thence west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 961.60 feet; thence turn an angle of 87 degrees 43 minutes to the left and run a distance of 100.00 feet; thence turn an angle of 92 degrees 17 minutes to the left and run a distance of 1179.40 feet to the west line of the Columbiana-Chelsea Highway; thence turn an angle of 91 degrees 35 minutes to the left and run along the west line of said Highway a distance of 99.96 feet to the north line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence turn an angle of 88 degrees 25 minutes to the left and run along the north line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ a distance of 211.20 feet to the point of beginning; situated in the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama.



20130501000177910 2/3 \$498.00
Shelby Cnty Judge of Probate, AL
05/01/2013 01:10:44 PM 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 Lynne A. Isom, Personal
Representative of Estate of Dorothy S. Adams
 Mailing Address 2 Hathaway Heights
Anniston, AL 36207

Grantee's Name James I. Smith & Scott Alan Smith
 Mailing Address 1338 Narrows Point Bend
Birmingham, AL 35242

Property Address: 1595 Chelsea Road
Columbiana, AL 35051

Date of Sale April 30, 2013

Total Purchase Price \$ 480,000.00

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
☐ 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 4-30-13

Sign James I. Smith
 (Grantor/Grantee/Owner/Agent) circle one
 Print James I. Smith

☐ Unattested

(Verified by)