

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Randall K. Smith
607 13th Ave SW
Alabaster AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY SEVEN THOUSAND DOLLARS and NO/00 (\$47,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Peggy Hamrick, a single woman, Kenneth Smith, a single man, Lisa Davalos, a married woman, Johnny Payne, a single man, Monica Velasques, a married woman, Troy Payne, a single man and Debra Smith, a single woman*** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Randal K. Smith** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

Grantors and Grantee herein are all the surviving heirs at law of ROLAND SMITH and wife, GLORIA SMITH, both deceased.

Roland Smith died on the 26th day May, 2004 and Gloria Ann Smith died on the 24th day of March, 2013.

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 6th day of May, 2013.

Peggy Hamrick
Peggy Hamrick

Lisa Davalos
Lisa Davalos

Monica Velasquez
Monica Velasquez

Debra Smith
Debra Smith

Kenneth Smith
Kenneth Smith

Johnny Payne
Johnny Payne

Troy L Payne
Troy Payne



20130508000189530 1/5 \$71.00
Shelby Cnty Judge of Probate, AL
05/08/2013 08:25:22 AM FILED/CERT

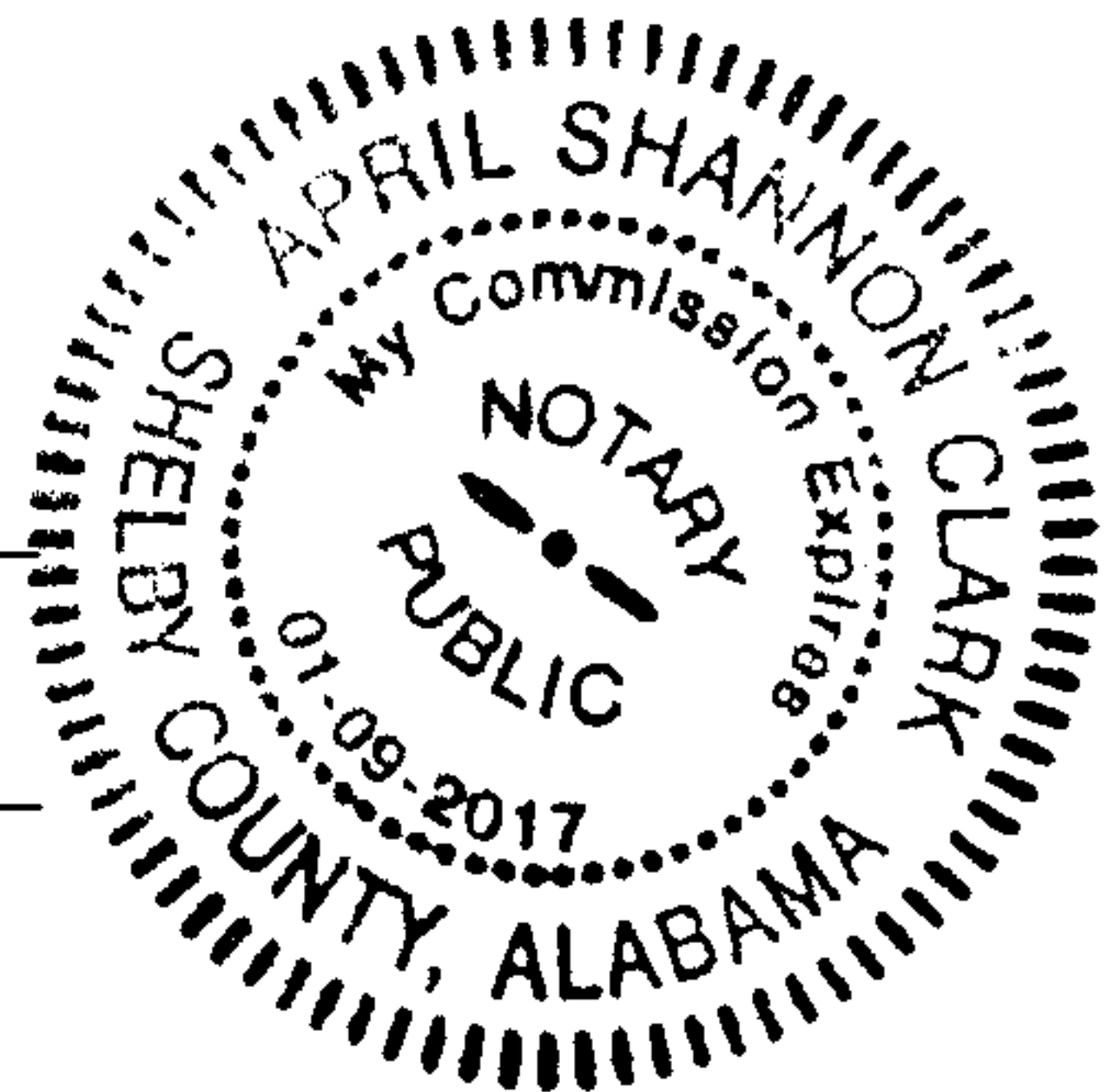
Shelby County, AL 05/08/2013
State of Alabama
Deed Tax: \$47.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Peggy Hamrick**, 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 2nd day of May, 2013.

April Clark
Notary Public
My Commission Expires: 1-9-17

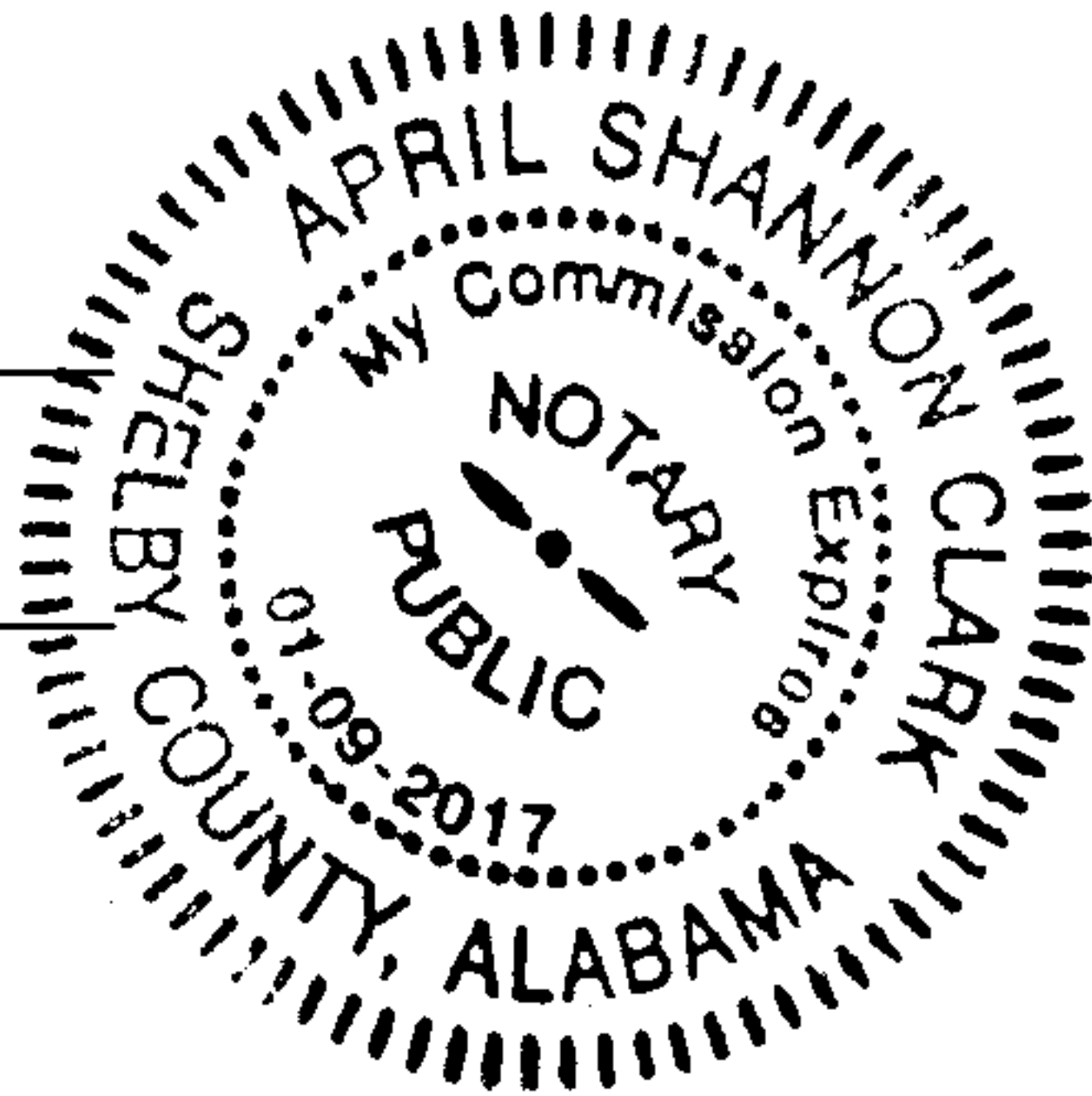


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Smith**, 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 May, 2013.

April Clark
Notary Public
My Commission Expires: 1-9-17



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lisa Davalos**, 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 3 day of May, 2013.

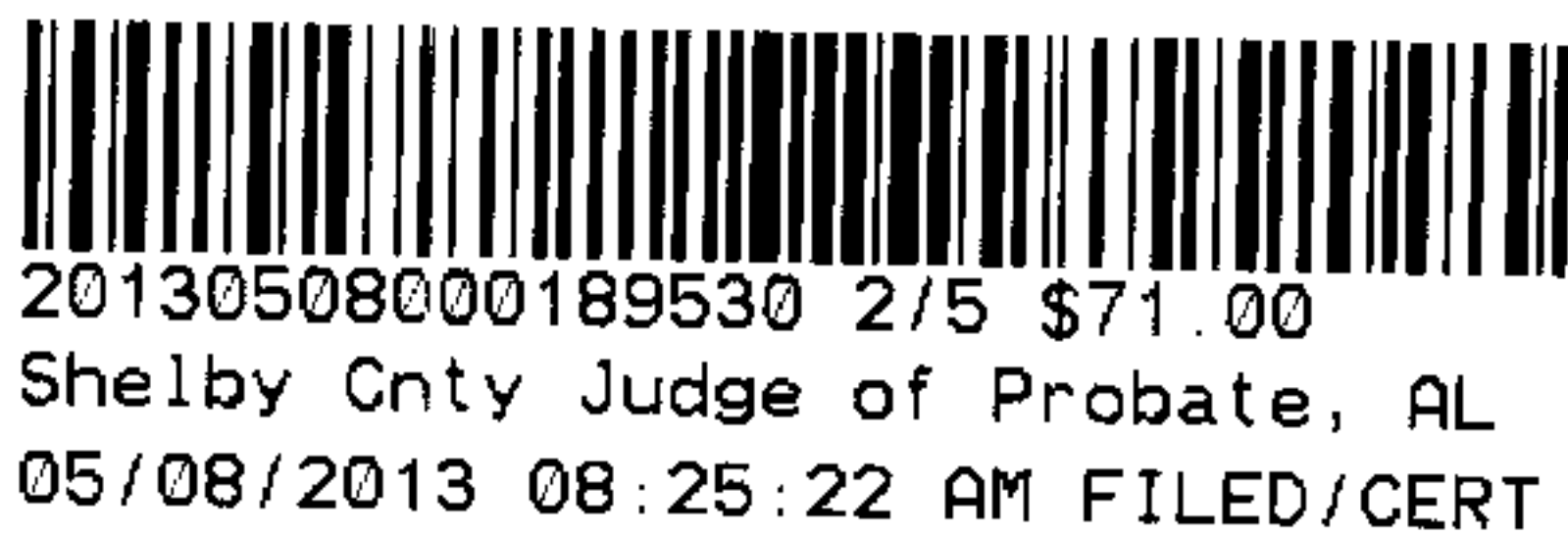
Cherie Horton
Notary Public
My Commission Expires: Cherie Horton
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
August 25, 2013

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Johnny Payne**, 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 3 day of May, 2013.

Cherie Horton
Notary Public
My Commission Expires: Cherie Horton
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
August 25, 2013



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Monica Velasquez*, 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 3 day of May, 2013.

Cherie Horton
Notary Public
My Commission Expires: August 25, 2013
Cherie Horton
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
August 25, 2013

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Troy Payne*, 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 3 day of May, 2013.

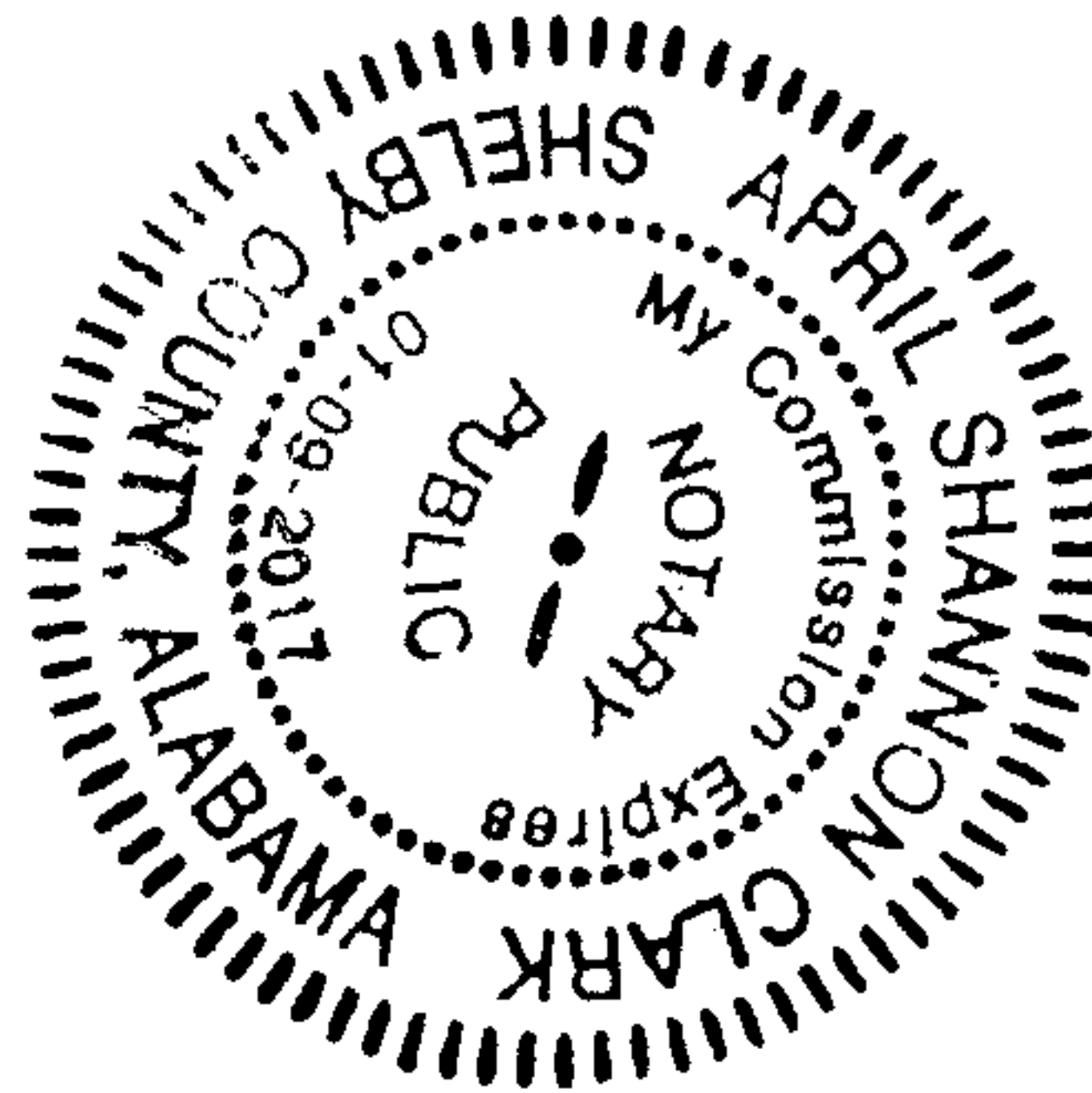
Cherie Horton
Notary Public
My Commission Expires: August 25, 2013
Cherie Horton
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
August 25, 2013

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Debra Smith*, 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 2nd day of May, 2013.


April Clark
Notary Public
My Commission Expires: 1-9-17



20130508000189530 3/5 \$71.00
Shelby Cnty Judge of Probate, AL
05/08/2013 08:25:22 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Lot No. 53 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:
Commence at the intersection of the Southerly right of way line of 4th Avenue East and the Westerly right of way line of Montevallo Road (Ala. Highway 119), said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 4th Avenue East for 160.00 feet to the point of beginning; thence 90 deg. 00 min. left and run Southwesterly for 147.00 feet; thence 90 deg. 00 min. right and run Northwesterly for 39.95 feet to a point on the Northeasterly right of way line of Louisville & Nashville Railroad; thence 52 deg. 56 min. 37 sec. right to a chord of a curve to the right having a radius of 1860.08 feet; thence Northwesterly along the arc of said curve for 184.24 feet to its intersection with the Southerly right of way line of 4th Avenue East; thence Southeasterly along said right of way line of 4th Avenue East for 150.95 feet to the point of beginning.


20130508000189530 4/5 \$71.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Peggy Hamrick
Mailing Address 607 13th Ave SW
Alabaster AL
35007

Property Address _____

Grantee's Name Randall K. Smith
Mailing Address 607 13th Ave SW
Alabaster AL
35007

Date of Sale 6 May, 13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 47,000.00

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
____ ☒ Other
Tax Value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

____ Unattested _____
(verified by)

Print Randall K. Smith

Sign Randal Smith
(Grantor/Grantee/Owner/Agent) circle one

