

13-9220



20130515000201390 1/3 \$152.00
Shelby Cnty Judge of Probate, AL
05/15/2013 11:50:49 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8028 PARKWAY DRIVE
LEEDS, ALABAMA 35094

Send tax notice to:

JEREMY W. MARCUS
316 MAGGIE WAY
CALERA, AL 35040

**LIMITED LIABILITY COMPANY FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State Of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thirty-Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$133,750.00)* to the undersigned Grantor, M SMITH RE, LLC, a limited liability company (hereinafter referred to as Grantor, whose mailing address is 137 Business Center Drive, Birmingham, AL 35244), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JEREMY W. MARCUS AND STEPHANIE A. MARCUS, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 34, ACCORDING TO THE SURVEY OF HAMPTON SQUARE, AS RECORDED IN
MAP BOOK 42, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

Property address: 316 MAGGIE WAY, CALERA, AL 35040

*The purchase price or actual value of this conveyance can be verified in the following
documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Instrument No. 20120210000050420 and amended in Instrument No. 2012062000216810
5. Permits and easement to Alabama Power Company recorded in Deed Book 48, page 589; Deed Book 188, page 48; Deed Book 186, page 299; Deed book 206, Page e194 and Deed Book 206, page 218
6. Right of way to Shelby County, Deed Book 51 page 342 and Deed Book 72 page 521
7. Right to way to Bellsouth Telecommunications, Inc. as recorded in Instrument No. 20060630000315730

Shelby County, AL 05/15/2013
State of Alabama
Deed Tax: \$134.00

-
8. Easements, rights and privileges in Favor of Alabama Power Company as set forth in Instrument no. 20071114000522000
 9. Easement for the construction, operation, and maintenance of utilities with appurtenances to City of Calera as recorded in Instrument No. 20111102000328930

\$120,234.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES 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 for such survivor forever, together with every contingent remainder and right of reversion..

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its MEMBER, MARGARET SMITH who is authorized to execute this conveyance, hereto set its signature and seal this the 12th day of April, 2013.

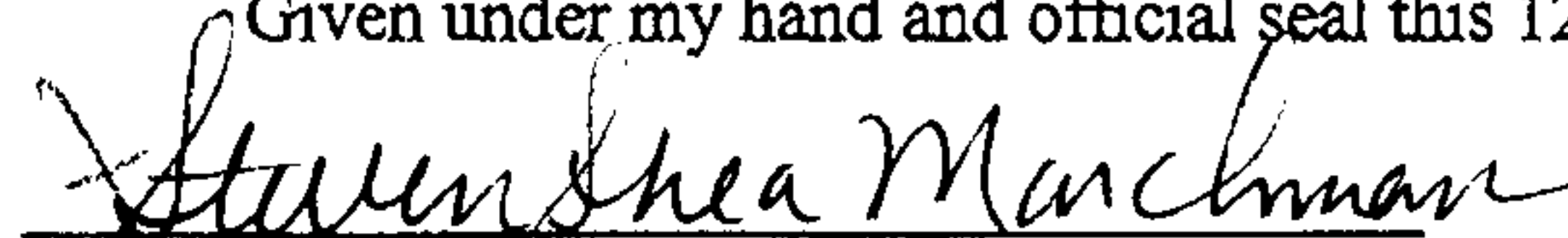
M SMITH RE, LLC


BY: MARGARET SMITH, MEMBER

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARGARET SMITH, MEMBER of M SMITH RE, LLC, a limited liability corporation 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 12th day of April, 2013.


NOTARY PUBLIC
My Commission Expires: 30 JUNE 2015



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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	M SMITH RE, LLC	Grantee's Name	JEREMY W. MARCUS
Mailing Address	137 BUSINESS CENTER DRIVE BIRMINGHAM, AL 35244	Mailing Address	316 MAGGIE WAY CALERA, AL 35040
Property Address	316 MAGGIE WAY CALERA, AL 35040	Date of Sale	April 12th, 2013
		Total Purchase Price	\$133750.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

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: 4/12/13

Print

Unattested

(verified by

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1