

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Milton L. Smith
1902 River Way Dr.
Hoover, AL 35244



20130524000215360 1/2 \$50.00
Shelby Cnty Judge of Probate, AL
05/24/2013 02:09:01 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Sherry L. Kidd**, an unmarried woman, (herein referred to as Grantor) do grant, bargain, sell and convey unto **Milton L. Smith** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 252, according to the Survey of Ninth Addition to Riverchase Country Club, as recorded in Map Book 8, Page 46 A & B, in the Probate Office of Shelby County, Alabama.

Sherry L. Kidd and Sherry H. Kidd are one and the same person.

\$315,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with 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 shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this 20th day of May, 2013.

Sherry L. Kidd

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Sherry L. Kidd, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20th day of May, 2013.

Notary Public



My Commission Expires: 7/26/16
Grantor's Address:
2611 Kings Ridge Drive
Birmingham, AL 35243
Property Address:
1902 River Way Dr.
Hoover, AL 35244

Shelby County, AL 05/24/2013
State of Alabama
Deed Tax: \$35.00

Real Estate Sales Validation Form

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

Grantor's Name Sherry L. Kidd
Mailing Address 2611 Kings Ridge Drive
Birmingham, AL 35243

Grantee's Name Milton L. Smith
Mailing Address 1902 River Way Dr.
Hoover, AL 35244

Property Address 1902 River Way Drive
Hoover, AL 35244

Date of Sale 5/20/13
Total Purchase Price \$ 350,000.00
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 5/20/13

Print Luke A. Henderson

Unattested

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

