

This instrument was prepared by:
Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
(205)665-5076

Send Tax Notice to: Loren Macey Richardson
Jennifer Jett Richardson
164 Renwick Lane
Calera, AL 35040

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of SIXTY THOUSAND and 00/100 DOLLARS (\$60,000.00), to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Paul B. Smith and wife, Patricia L. Smith, whose address is 4265 Highway 18, Montevallo, Alabama 35115

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Loren Macey Richardson and wife Jennifer Jett Richardson, whose address is 164 Renwick Lane, Calera, Alabama 35040

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 4, according to the survey of Key Place Farms as recorded on Map Book 38, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to:

- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Taxes for 2013 and subsequent years.
- Transmission line permits to Alabama Power Company as recorded in Deed Book 124, Page 436; and Deed Book 31, Page 420, in Probate Office.
- Easement to Plantation Pipe Line Company as recorded in Deed Book 112, Page 276, in Probate Office.
- Transmission line permit as shown on Tax Assessor's Map of Shelby County.
- Utility easement to Chilton County Natural Gas District recorded in Deed Book 165, Page 386, in Probate Office.
- Power poles and lines as shown on recorded map.
- Restrictions as shown on recorded map.
- 50' gas easement across the East side of said lot as shown on recorded map.
- THE ENTIRE CONSIDERATION HEREINABOVE REFERENCED IS SECURED BY PURCHASE MONEY FIRST MORTGAGE.

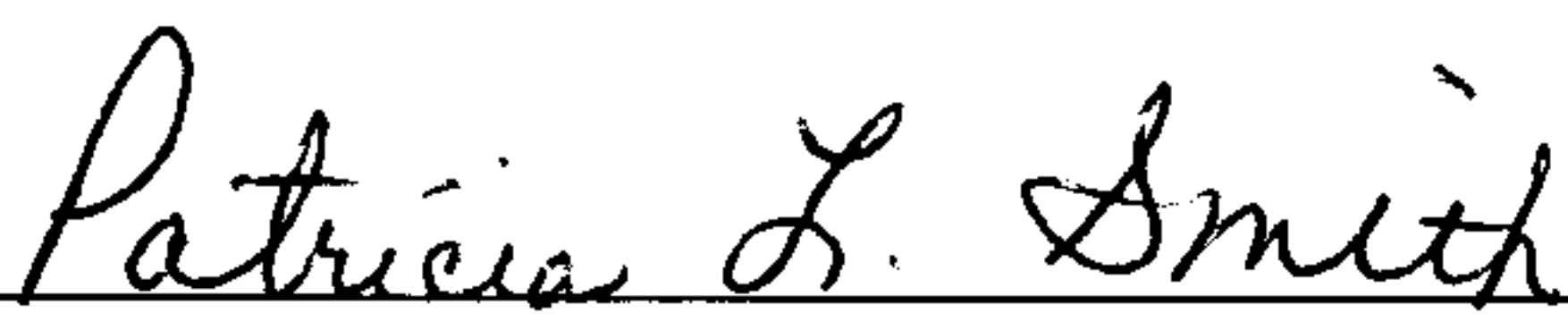
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10th day of June, 2013.



Paul B. Smith

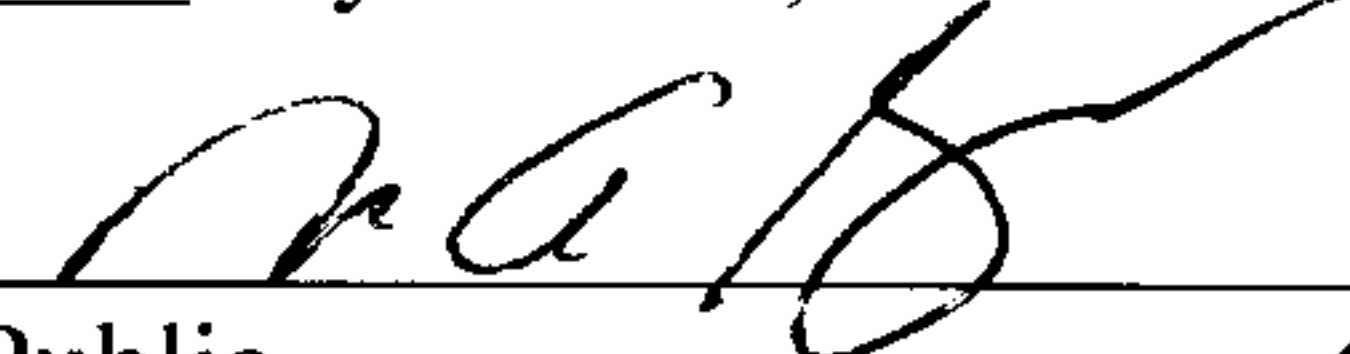


Patricia L. Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Paul B. Smith and Patricia L. Smith**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 10th day of June, 2013.



Notary Public
My Commission Expires: 08/13/13


20130612000239770 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
06/12/2013 08:24:34 AM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Paul B. Smith
Mailing Address _____
4265 Hwy. 18
Montevallo, AL 35115

Grantee's Name Loren Macey Richardson
Mailing Address Jennifer Jett Richardson
164 Renwick Lane
Calera, AL 35040

Property Address Lot 4, Key Place Farms
Map Book 38, Page 17
Shelby County, Alabama Or

Date of Sale June 10, 2013
Total Purchase Price \$ 60,000.00
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).

Verified by: Mitchell A. Spears

Print Paul B. Smith
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 10th day of June, 2013.

[Signature]
Notary Public
My commission expires: 5/17/2015

20130612000239770 3/3 \$78.00
Shelby Cnty Judge of Probate, AL
06/12/2013 08:24:34 AM FILED/CERT