

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Paul Arthur Koenig and Renee M. Koenig  
213 Camellia Dr.  
Chelsea, AL 35043

STATE OF ALABAMA

)

**JOINT SURVIVORSHIP DEED**

:

COUNTY OF SHELBY

)

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Six Thousand Two Hundred and 00/100 (\$206,200.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Frank M. Smith, and wife, Angela Kay Albrecht-Smith**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Paul Arthur Koenig and Renee M. Koenig**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 23, according to the Survey of Windstone III, as recorded in Map Book 26, Page 60, in the Probate Office of Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013. Existing covenants and restrictions, easements, building lines and limitations of record.


Angela Kay Albrecht-Smith is one and the same person as Angie K. Albrecht Smith and Angela K. Smith.

\$198,983.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 06/14/2013  
State of Alabama  
Deed Tax: \$7.50

  
20130614000245040 1/4 \$28.50  
Shelby Cnty Judge of Probate, AL  
06/14/2013 02:54:09 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15 day of **May, 2013**.

*Frank M. Smith by Angie K. Albrecht -  
Smith, His Attorney in Fact*

Frank M. Smith by Angie K. Albrecht -  
Smith, his Attorney in Fact



**KATHLEEN LAWLESS**  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE040052  
Expires 11/4/2014

STATE OF FLORIDA                     )  
  :  
COUNTY OF HILLSBOROUGH        )

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Angela Kay Albrecht-Smith, whose name as Attorney in Fact for Frank M. Smith, a married man, under that certain Durable Power of Attorney dated December 8, 2011 recorded in the Probate Office of Shelby County, Alabama, 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 the instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 15<sup>th</sup> day of May, 2013.

*[Signature]*

NOTARY PUBLIC

My Commission Expires: 11/4/14



20130614000245040 2/4 \$28.50  
Shelby Cnty Judge of Probate, AL  
06/14/2013 02:54:09 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 15 day of May, 2013.

Angela Kay Albrecht-Smith  
Angela Kay Albrecht-Smith

STATE OF FLORIDA                    )  
  :  
COUNTY OF HILLSBOROUGH        )




KATHLEEN LAWLESS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE040052  
Expires 11/4/2014

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Angela Kay Albrecht-Smith, a married woman, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15<sup>th</sup> day of May, 2013.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 11/4/2014

  
20130614000245040 3/4 \$28.50  
Shelby Cnty Judge of Probate, AL  
06/14/2013 02:54:09 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 Frank M. Smith  
Angela Kay Albrecht-Smith  
Mailing Address 4709 Mahogany Ct.  
Land O'Lakes, FL 34639

Grantee's Name Paul Arthur Koenig  
Renee M. Koenig  
Mailing Address 213 Camellia Dr.  
Chelsea, AL 35043

Property Address 213 Camellia Dr.  
Chelsea, AL 35043


Date of Sale May 31, 2013  
Total Purchase Price \$ 206,200.00

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

  
20130614000245040 4/4 \$28.50  
Shelby Cnty Judge of Probate, AL  
06/14/2013 02:54:09 PM FILED/CERT

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 \_\_\_\_\_

Print Frank M. Smith by Angie K. Albrecht-Smith, AIF  
Angela Kay Albrecht-Smith

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

Frank M. Smith by Angie K. Albrecht-Smith AIF  
Angela Kay Albrecht-Smith  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)