

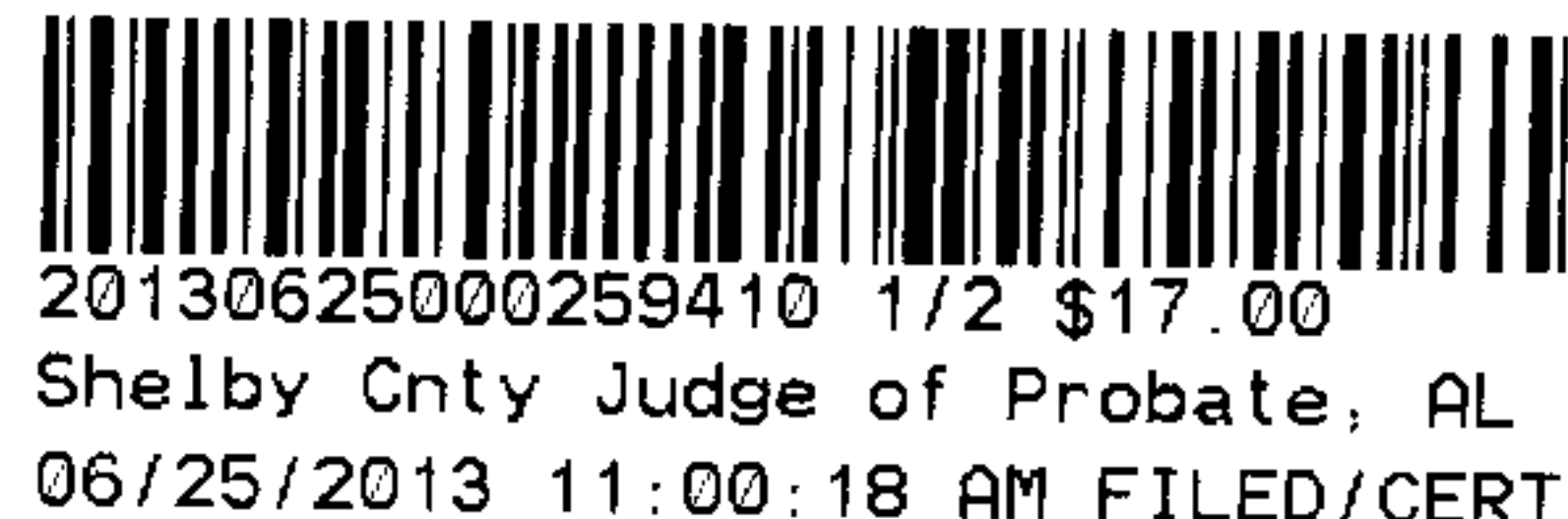
This Instrument Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Steve McKenzie
Post Office Box 716
Montevallo, AL 35115

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Two Thousand & 00/100 Dollars (\$2,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **George Agee, Jr.**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Steve McKenzie, a single man**, hereinafter called "Grantee" 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, the following described real estate, situated in **Shelby County, Alabama**, to wit:

LOT #16 IN BLOCK #10, ACCORDING TO THE EXTEND MAP OF ALDMONT AS IS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY ALABAMA, SAID LOT BEING 50 FEET WIDE AND 170 FEET LONG.

SUBJECT TO ALL ITEMS OF RECORD.

Note: This property does not constitute homestead for the Grantor.

Note: This deed was prepared without the benefit of a title search.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, do individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor have executed this Deed and set the seal of the Grantors thereto on this date the 24th day of May, 2011.

GRANTORS

George Agee Jr. (L.S.)
George Agee, Jr.

Shelby County, AL 06/25/2013
State of Alabama
Deed Tax: \$2.00

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Angela Tubbs, the undersigned, a notary public in and for the State of Alabama at Large, hereby certify that George Agee, Jr., whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the promissory note, he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2011.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12

Real Estate Sales Validation Form

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

Grantor's Name George Agee, Jr
Mailing Address _____

Grantee's Name Steve McKinzie
Mailing Address P.O. Box 716
Montevallo AL 35715

Property Address Lot 16 - B1K10

Date of Sale 5/24/11
Total Purchase Price \$ 2000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement _____

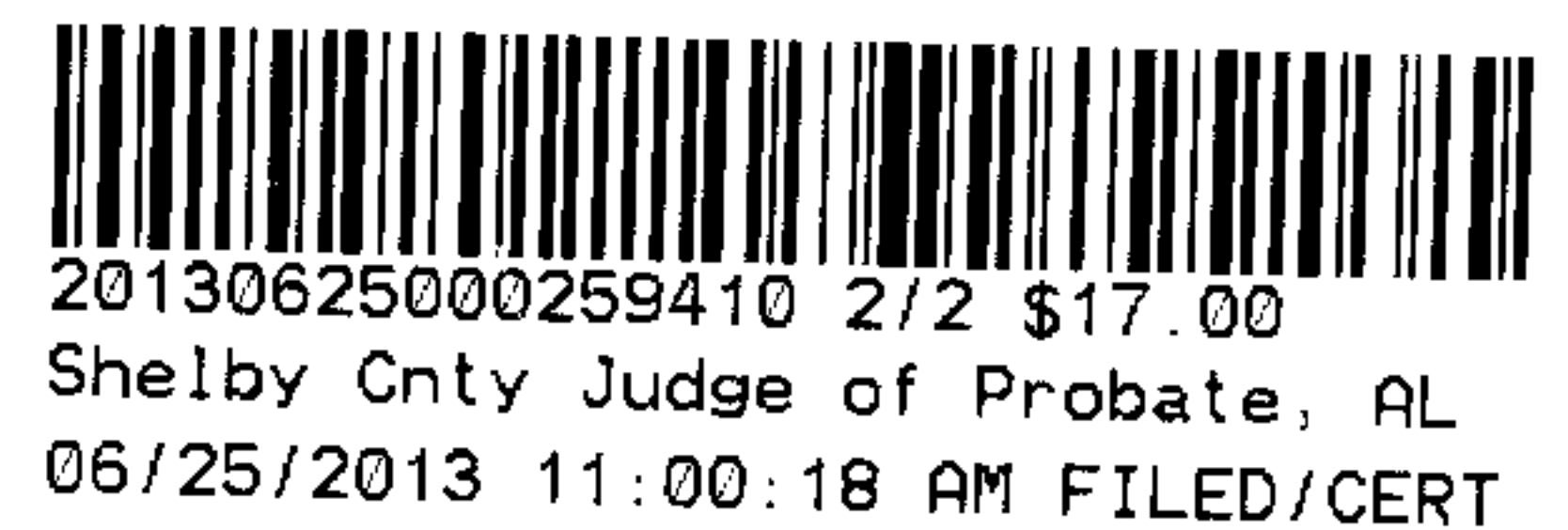
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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



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 6/25/13

Print Christopher R. Sutherland
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)