

20130625000259420 1/2 \$15.00
Shelby Cnty Judge of Probate: AL
06/25/2013 11:00:19 AM FILED/CERT

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)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Four Thousand & 00/100 Dollars (\$4,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **George Agee, Jr., (unmarried man)** hereinafter called "Grantor", 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 18 IN BLOCK 10, ACCORDING TO THE EXTENDED MAP OF ALDMONT AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
Timber rights are reserved.

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 15th day of June, 2011.

GRANTORS

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

STATE OF ALABAMA)
)
SHELBY COUNTY) **ACKNOWLEDGMENT**

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 15th day of June, 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 Grantee's Name Steve McKenzie
Mailing Address _____ Mailing Address PO Box 716

Montevallo AL 35715
Property Address Lot 18 Block 10 Date of Sale 5/1/11

Total Purchase Price \$ 4000.00
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 to property is being conveyed.

Property address - the physical address of the property being conveyed.

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

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1