

This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Samuel Scott Smith and Amy K. Smith
188 Birch Creek Dr.
Birmingham, AL 35242

WARRANTY DEED


20130805000318450 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/05/2013 03:46:33 PM FILED/CERT

STATE OF ALABAMA

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SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thirty-Five Thousand Five Hundred And No/100 Dollars (\$335,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Matthew C. Averett and Jessica C. Averett, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Samuel Scott Smith and Amy K. Smith (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 18, according to the Survey of Birch Creek Subdivision, as recorded in Map Book 27 at Page 143 in the Probate Office of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

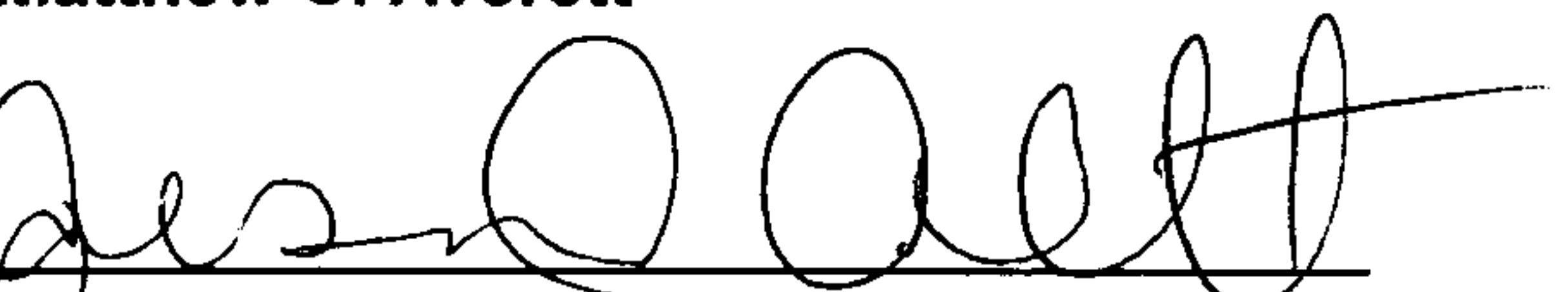
Three Hundred Forty-Two Thousand Seven Hundred Thirteen And No/100 Dollars (\$342,713.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor’s heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor’s heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 31, 2013.


Matthew C. Averett


Jessica C. Averett

STATE OF ALABAMA

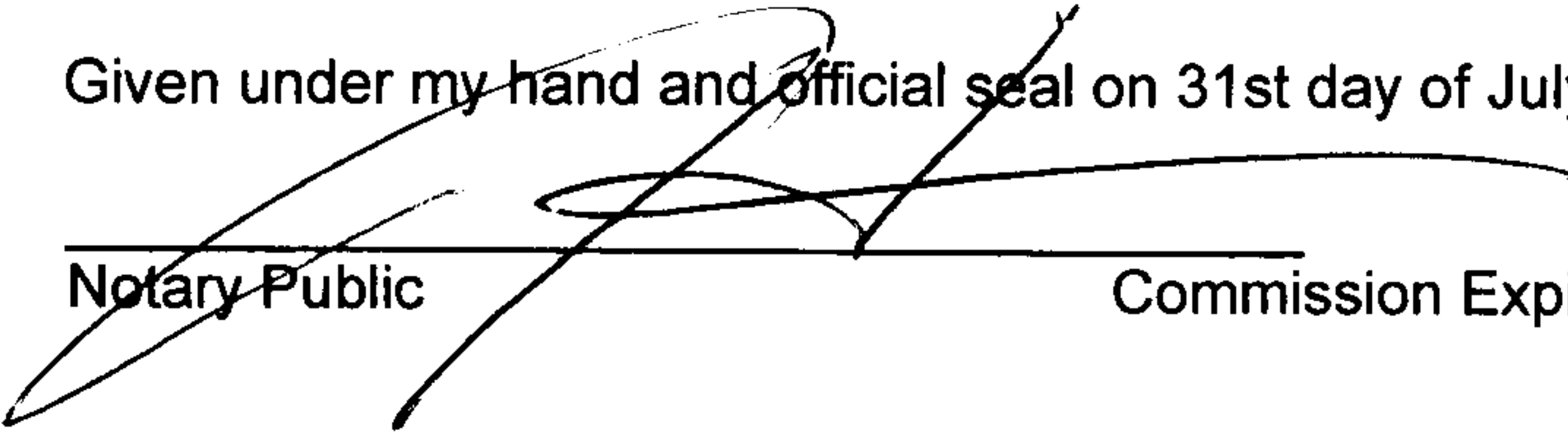
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COUNTY OF JEFFERSON

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew C. Averett and Jessica C. Averett who is known to me and have acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 31st day of July, 2013.


Notary Public

Commission Expires

JOHN HARWELL HENSON

Notary Public, Alabama State At Large

My Commission Expires Nov. 21, 2015

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Matthew C. Averett and Jessica C. Averett Grantee's Name Samuel Scott Smith and Amy K. Smith

Mailing Address 188 Birch Creek Dr.
Birmingham, AL 35242

Mailing Address _____

Property Address 188 Birch Creek Dr.
Birmingham, AL 35242

Date of Sale July 31, 2013

Total Purchase Price \$335,500.00

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 - Matthew C. Averett and Jessica C. Averett, 188 Birch Creek Dr.,
Birmingham, AL 35242.

Grantee's name and mailing address - Samuel Scott Smith and Amy K. Smith, , .

Property address - 188 Birch Creek Dr., Birmingham, AL 35242

Date of Sale - July 31, 2013.


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 with 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: July 31, 2013

Sign 
Agent

