

This instrument is prepared by:

David F. Ovson
2807 Cahaba Road
Birmingham, AL 35223

SEND TAX NOTICE TO:

Christopher W. Smith
Elizabeth M. Smith
823 Riverchase Parkway West
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

)
)

20130813000328630 1/2 \$91.00
Shelby Cnty Judge of Probate, AL
08/13/2013 08:16:02 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Sixty Nine Thousand And No/100 Dollars (\$369,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, We, J. Wayne Kilpatrick, and Carolyn K. Kilpatrick, Husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher W. Smith and Elizabeth M. Smith (hereinafter Grantees), as joint tenants with rights of survivorship, all of our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 6-A, according to the Resurvey of Lots 5, 6, 16, 17 and 25, Riverchase Country Club Second Addition Phase II Residential Subdivision, as recorded in Map Book 9, Page 137, in the Probate Office of Shelby County, Alabama.

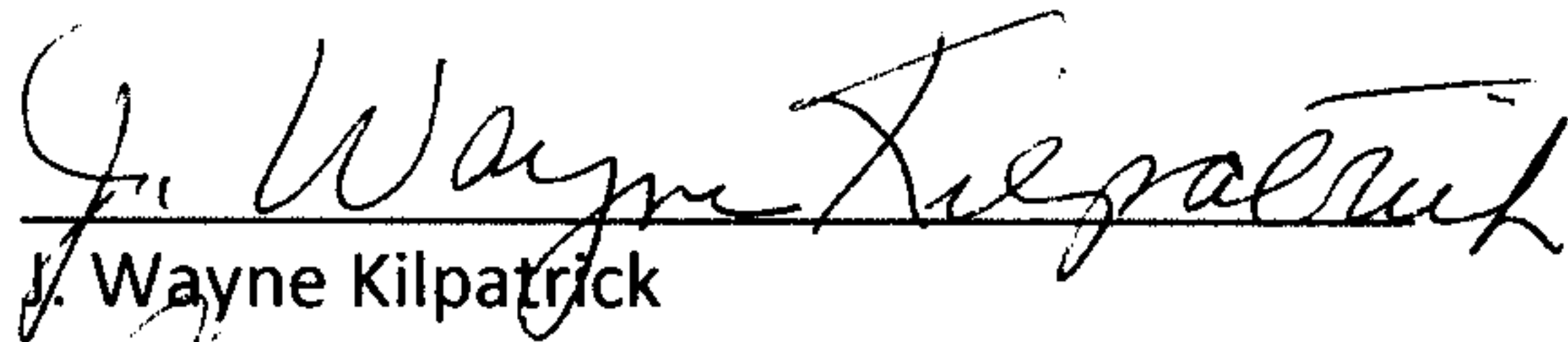
Two Hundred Ninety Five Thousand and No/100 Dollars (\$295,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

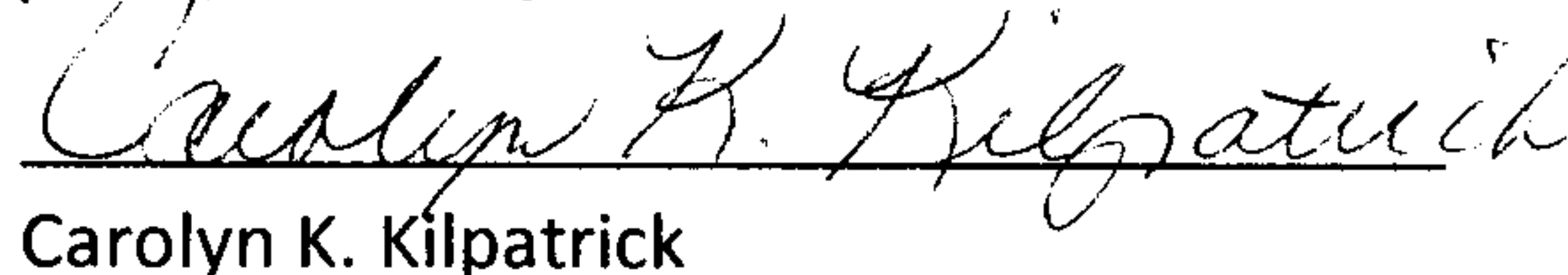
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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.


J. Wayne Kilpatrick


Carolyn K. Kilpatrick

Shelby County, AL 08/13/2013
State of Alabama
Deed Tax: \$74.00

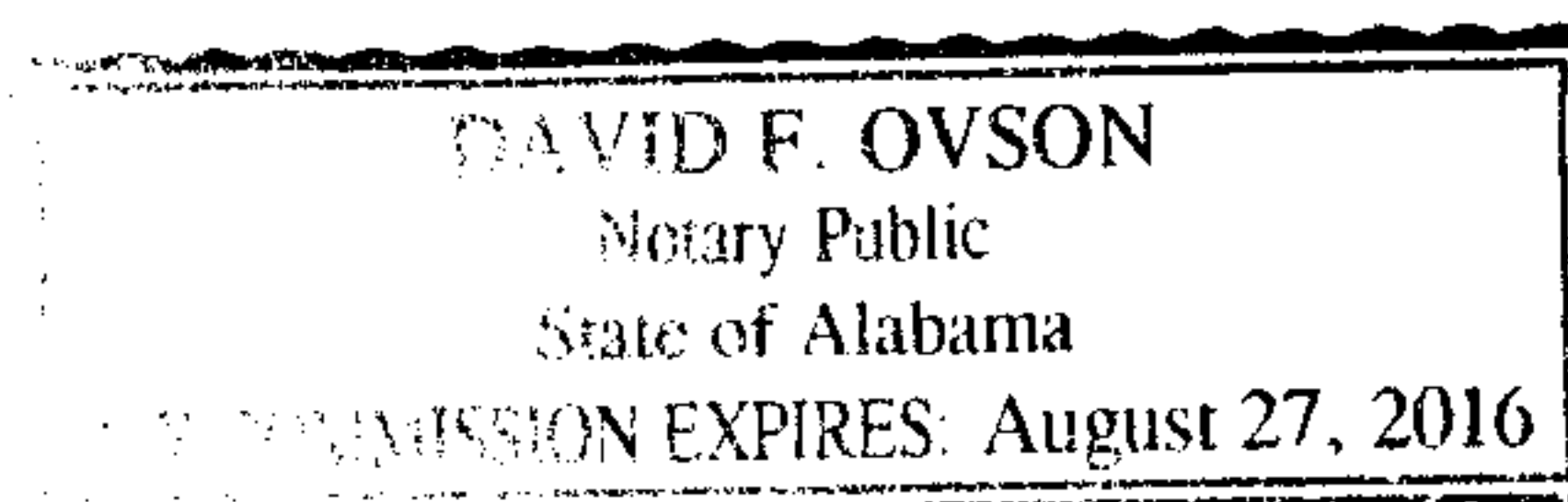
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said state and county, hereby certify that Carolyn K. Kilpatrick and J. Wayne Kilpatrick, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July 2013.


Notary Public

My Commission Expires:



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

Grantor's Name	J. Wayne Kilpatrick and Carolyn K. Kilpatrick	Grantee's Name	Christopher W. Smith and Elizabeth M. Smith
Mailing Address	823 Riverchase Pkwy W. Hoover, AL 35244	Mailing Address	956 Wren Way Mount Olive, AL 35117
Property Address	823 Riverchase Pkwy W. Hoover, AL 35244	Date of Sale	July 31, 2013
		Total Purchase Price	\$369,000.00
		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 - J. Wayne Kilpatrick and Carolyn K. Kilpatrick, 823 Riverchase Pkwy W., Hoover, AL 35244.

Grantee's name and mailing address - Christopher W. Smith and Elizabeth M. Smith, 956 Wren Way, Mount Olive, AL 35117.

Property address - 823 Riverchase Pkwy W., Hoover, AL 35244

Date of Sale - July 31, 2013.

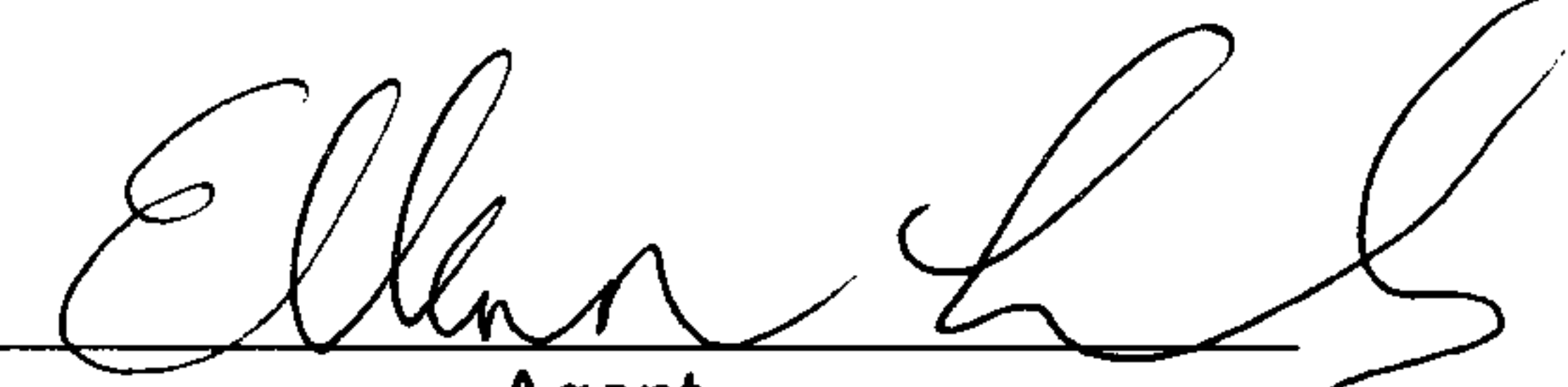
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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

