

Send tax notice to:


CHRISTOHER S. FIELD  
105 CLIFF ROAD  
STERRETT, AL, 35147

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2013398

**WARRANTY DEED**

  
20130822000344340 1/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
08/22/2013 03:15:12 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Eight Five Hundred and 00/100 Dollars (\$268,500.00) in hand paid to the undersigned, REID SMITH and ELIZABETH SMITH, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by CHRIS S. FIELD and MELISSA K. FIELD (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 632, ACCORDING TO THE SURVEY OF FOREST PARKS - 6TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 24, PAGE 110, INSTRUMENT #1998-42209, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

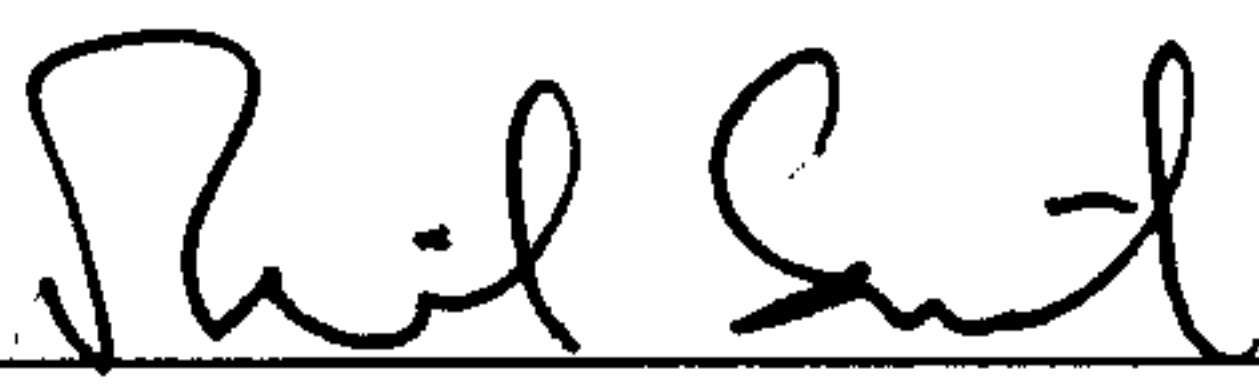
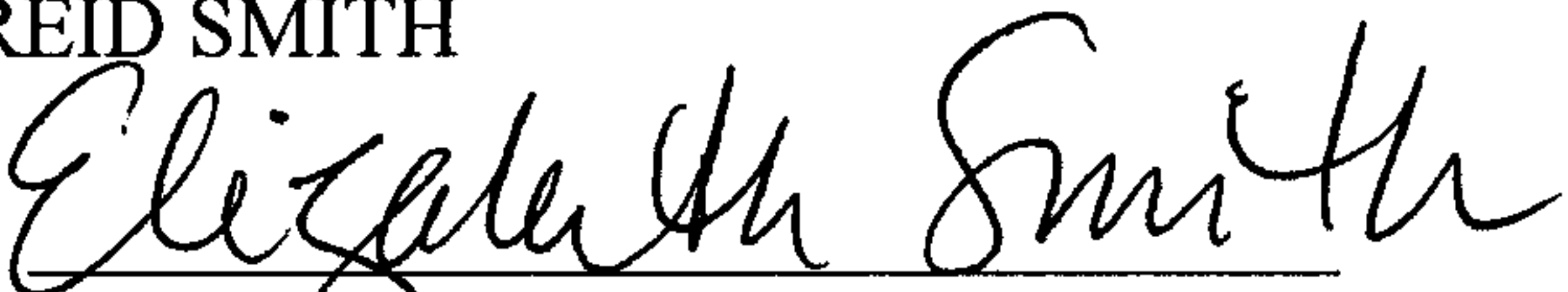
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF FOREST PARKS - 6<sup>TH</sup> SECTOR, 2<sup>ND</sup> PHASE RECORDED IN MAP BOOK 24, PAGE 110 AND IN INSTRUMENT #1998-42209, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS, AS RECORDED IN VOLUME 53, PAGE 252.
4. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN VOLUME 236, APGE 829.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 139, PAGE 127; VOLUME 133, PAGE 210; VOLUME 126, PAGE 191; VOLUME 126, PAGE 192; VOLUME 126, PAGE 323; and VOLUME 124, PAGE 519.
6. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT #1998-42210 AND INSTRUMENT # 1998-38885.
7. COVENANTS AS TO SANITARY SEWER SYSTEM SET OUT IN INSTRUMENT #1997-25449 AND INSTRUMENT #1997-25446.
8. RELEASE OF DAMAGES RECORDED IN INSTRUMENT #1996-31156.
9. EASEMENT AGREEMENT TO SHELBY COUNTY RECORDED IN INSTRUMENT # 1993-3962.
10. RIGHT OF WAY TO THE TOWN OF CHELSE RECORDED IN INSTRUMENT #1999-21564.

\$256,721.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

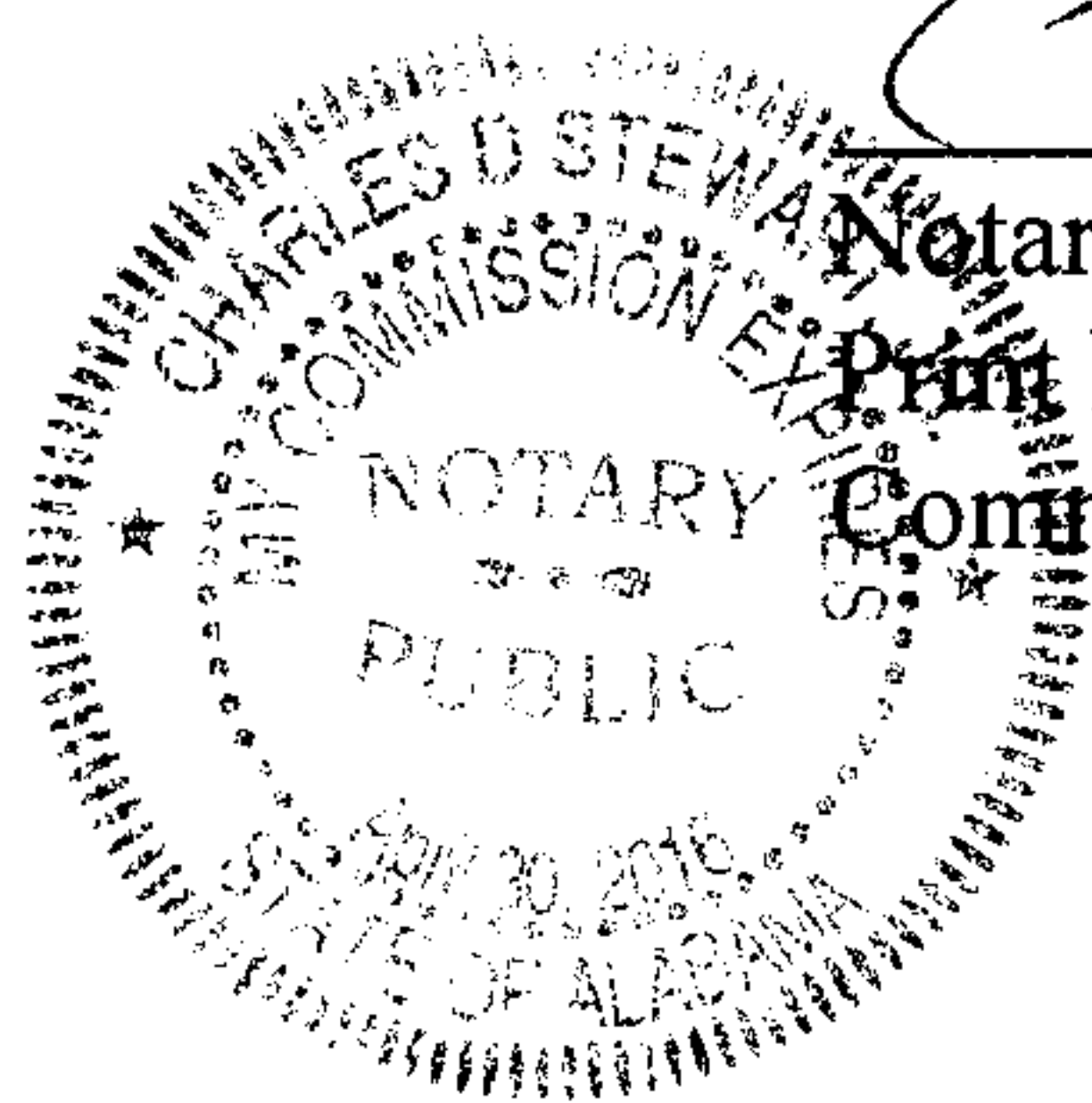
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6th day of August, 2013.

  
REID SMITH  
  
ELIZABETH SMITH

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REID SMITH and ELIZABETH SMITH, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

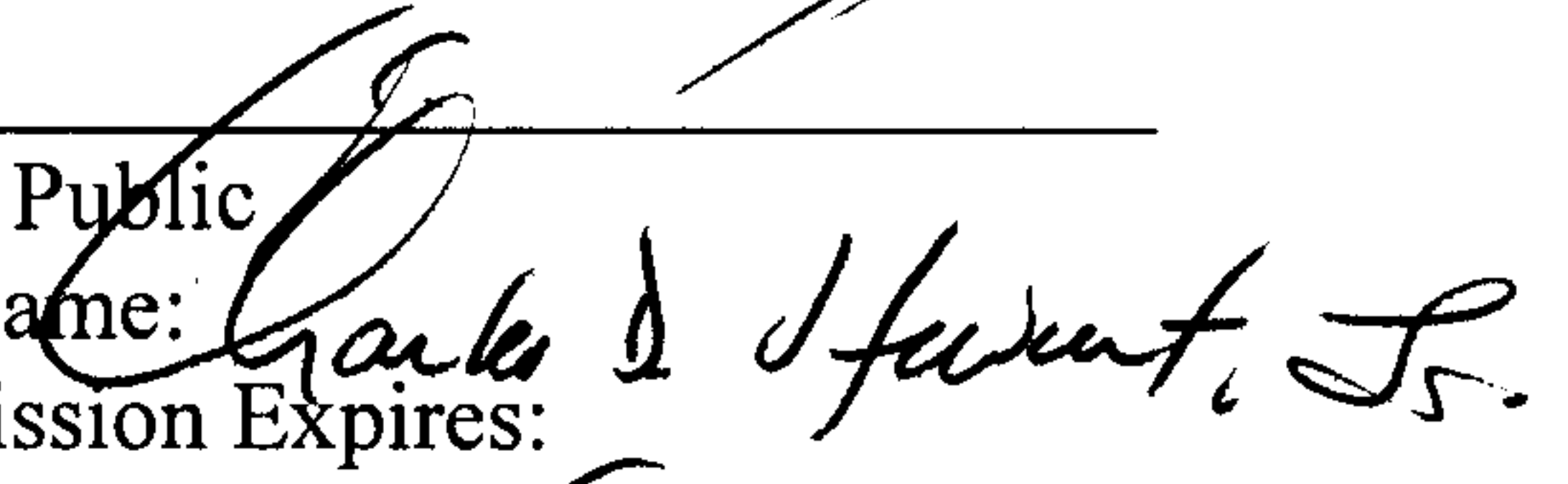
Given under my hand and official seal this the 6th day of August, 2013..



Notary Public

Print Name:

Commission Expires:

  
7-30-16



20130822000344340 2/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
08/22/2013 03:15:12 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  
Mailing Address

Reid Smith  
7912 Gabriels Blvd  
Raleigh, NC 27612

Grantee's Name  
Mailing Address

Chris S. Field  
105 Cliff Road  
Sterrett, AL 35747

Property Address

105 Cliff Rd  
Sterrett, AL  
35747

Date of Sale 8-9-13  
Total Purchase Price \$ 268,500.00

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 - 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

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 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 8-9-13

Print

Chris S. Field

Unattested

Sign

Chris S. Field

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

2013.

DAY OF

COUNTY OF SHELBY

Form RT-1

NOTARY PUBLIC

