

This instrument was prepared by:
Danielle E. Smith
2290 Tanyard Rd
Harpersville AL 35078


Send Tax Notice to:
Danielle Elise Smith
2290 Tanyard Road
Harpersville, Alabama 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of 10,000.00 and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Autrey D. Sewell and wife, Patricia A. Sewell (**herein referred to as grantor**) grant, bargain, sell and convey unto Cheryl Suzanne Smith, a married woman and Danielle Elise Smith, a single person (**herein referred to as grantees**), the following described real estate, situated in Shelby County, Alabama, to-wit:

“See Attached Exhibit A”


20130927000388280 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/27/2013 09:59:15 AM FILED/CERT

Shelby County, AL 09/27/2013
State of Alabama
Deed Tax: \$10.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and we are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 27th day of September, 2013.

Cheryl Smith

Kelly Mullen

Autrey D. Sewell
Autrey D. Sewell

Patricia A. Sewell
Patricia A. Sewell

STATE OF ALABAMA
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Autrey D. Sewell and wife, Patricia A. Sewell, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2013.

Jessica A. Holland
Notary Public

My commission expires: 4/20/14

EXHIBIT A

PARCEL 1

Begin at the NW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 9, Township 20 South, Range 2 East; thence South 47 deg. 30 min. East a distance of 275.9 feet to a point on the East Right of Way line of Alabama State Highway # 25; thence by angle 56 deg. 20 min. Right a distance of 210 feet to the point of beginning; thence by angle 99 deg 55 min. Left a distance of 500 feet to a point; thence by angle 80 deg 05 min. Right a distance of 306 feet to a point and said point being the center of Farm Road; thence by angle 117 deg. 0 min. Right a distance of 215 feet; thence by angle 7 deg. 0 min. Left a distance of 215 feet; thence by angle 14 deg. 40 min. Left a distance of 172 feet to a point and said point being the East Right of Way line of said Highway #25; thence by angle 104 deg. 30 min. Right along the said East Right of Way line of said Highway #25 a distance of 215 feet to the point of beginning. Being situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 9, Township 20 South, Range 2 East, and containing 3 acres more or less.

PARCEL 2

Begin at the Northwest corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East; thence run South 47 deg. 20 min. East a distance of 275.9 feet to a point on the East right of way line of Alabama State Highway No. 25; thence turn an angle to the right of 56 deg. 20 min. and run a distance of 210 feet to a point; thence turn an angle to the left of 99 deg. 55 min. and run in an Easterly direction a distance of 500 feet to a point, which is the Northeast corner of the Grantees lot; thence angle right 80 deg. 05 min. and run Southerly a distance of 96 feet to the point of beginning of the lot herein conveyed; thence continue in the same Southerly direction along the Easterly line of the Grantee's lot a distance of 210 feet to the North line of a chirt road; thence run in an Easterly direction along the North line of said chirt road a distance of 210 feet to a point; thence run in a Northerly direction and parallel with the West line of the lot being conveyed a distance of 210 feet to a point; thence run in a Westerly direction a distance of 210 feet to the point of beginning of the lot herein conveyed.



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20130927000388280 3/3 \$30.00
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Real Estate Sales Validation Form

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

Grantor's Name Aufrey D Sewell
Mailing Address 56 Harvest Lane
Harpersville AL
35078

Grantee's Name Suzanne Smith
Mailing Address 2290 Tanager Rd
Harpersville AL
35078

Property Address 2290 Tanager Rd
Harpersville AL 35078

Date of Sale _____
Total Purchase Price \$ 10,000.00

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
☐ 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, if available.

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 _____

Print _____

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1