

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jay S. Adams
36 Highway 97
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty Four Thousand Five Hundred dollars and Zero cents (\$134,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Heath Smith and wife, Patti Smith (herein referred to as grantors) do grant, bargain, sell and convey unto Jay S. Adams and Laura Adams (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

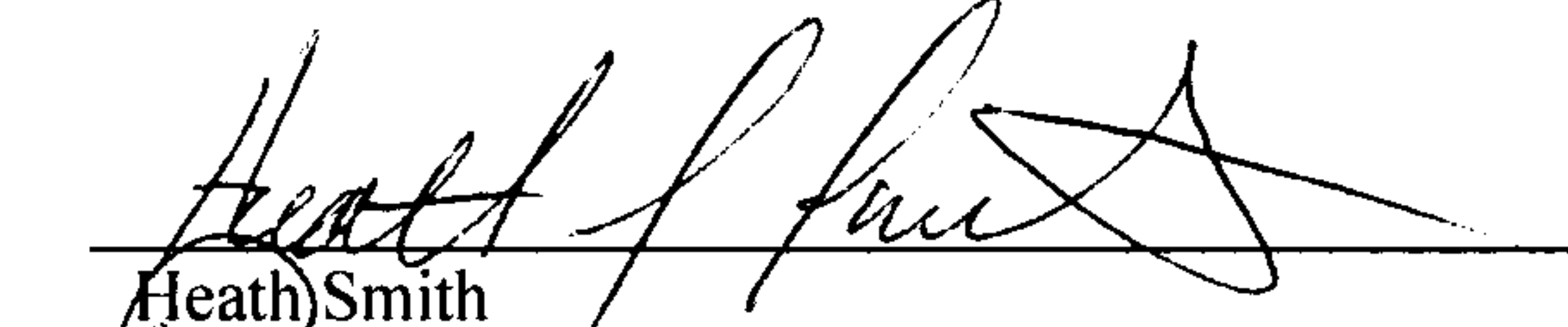
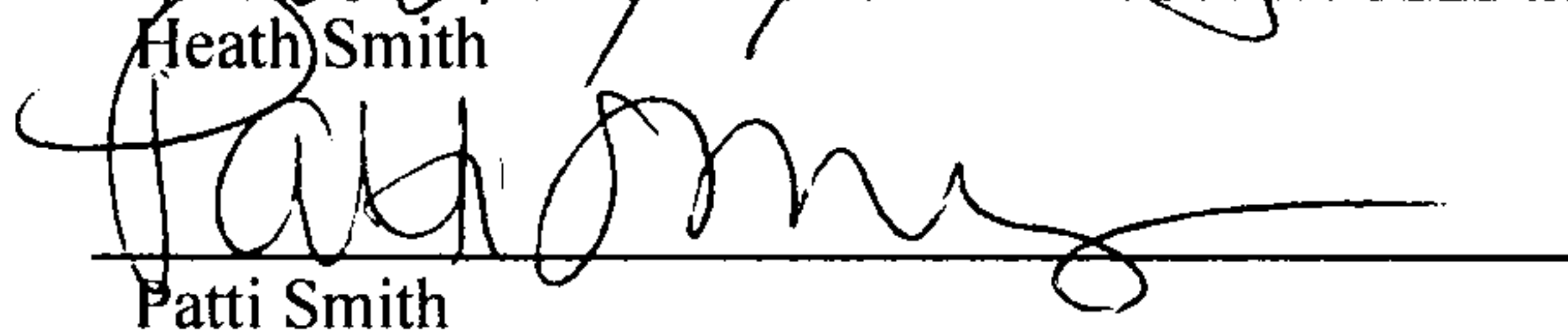
Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$100,000.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of October, 2013.

_____	(Seal)		(Seal)
_____	(Seal)		(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

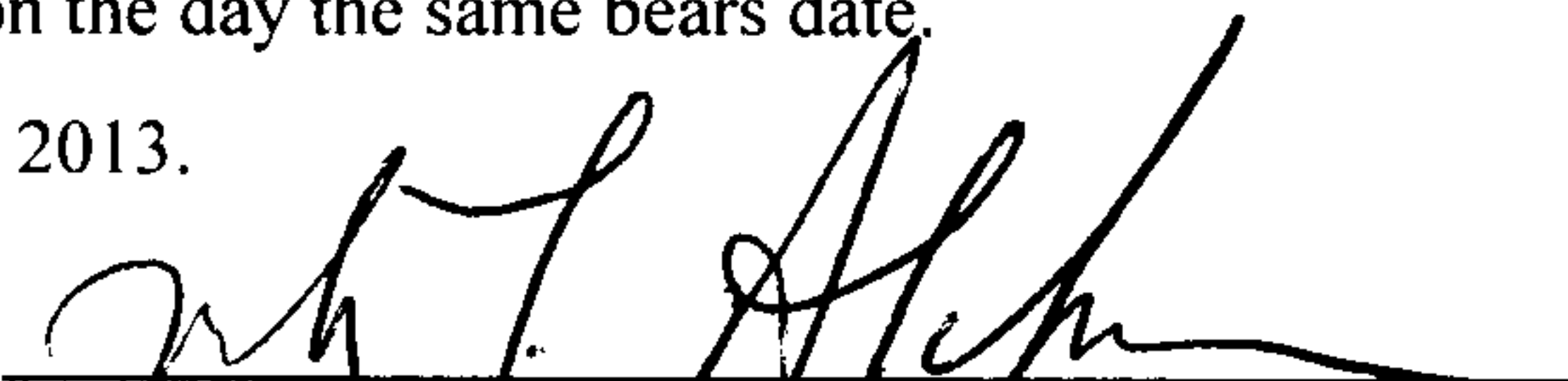
} General Acknowledgment

COUNTY SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heath Smith and Patti Smith 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 30th day of October, 2013.

My Commission Expires: 10-4-16



Notary Public


20131104000433110 1/3 \$54.50
Shelby Cnty Judge of Probate, AL
11/04/2013 10:13:57 AM FILED/CERT

Shelby County, AL 11/04/2013
State of Alabama
Deed Tax: \$34.50



EXHIBIT A

Commence at the Southeast corner of the SW $\frac{1}{4}$ of SE 1.4, Section 32, Township 21 South, Range 1 West, according to a survey by Reese E. Mallett, Jr. Reg. LS#2950; thence proceed in a northerly direction, along the East boundary line of said of $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 231.00 feet to a point; thence turn 92 degrees 04 minutes 02 seconds to the left and run 667.46 feet to a point, being the point of beginning of the parcel of land herein described; thence turn 87 degrees 56 minutes 15 seconds to the left and run 123.22 feet to a point, iron; thence turn 71 degrees 35 minutes to the right and run 232.98 feet to a point, being an iron 30 feet from the centerline of County Hwy. #97; thence run in a northwesterly direction along a line, being 30 feet from & parallel to the centerline of said Co. Hwy. #97 for a distance of 115 feet, more or less, (chord distance 114.22 feet), to a point, iron; thence turn 105 degrees 59 minutes 15 seconds to the right and run 337.62 feet to a point, iron; thence turn 117 degrees 27 minutes 30 seconds to the right and run 41.78 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama.

Heath L. Mallett
Reese E. Mallett, Jr.



20131104000433110 2/3 \$54.50
Shelby Cnty Judge of Probate, AL
11/04/2013 10:13:57 AM 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 Heath Smith
Mailing Address PO Box 559
Columbiana, AL
35051

Grantee's Name Jay S. Adams
Mailing Address 36 Hwy 97
Columbiana, AL 35051

Property Address 36 Highway 97
Columbiana AL 35051

Date of Sale 10/30/13
Total Purchase Price \$ 134,500.00
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 10-30-13

Print M. K. Adams

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one


20131104000433110 3/3 \$54.50
Shelby Cnty Judge of Probate, AL
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