


**This Document Prepared By:**

Leila Hansen, Esq.  
9041 S. Pecos Road, #3900  
Henderson, Nevada 89074

  
20131127000464600 1/4 \$87.50  
Shelby Cnty Judge of Probate: AL  
11/27/2013 12:55:39 PM FILED/CERT

**After Recording Send Tax Notice To:**

Lisa and Thomas Smith  
216 Tocoa Circle  
Helena, Alabama 35080

**SOURCE OF TITLE**

BK 2003  
PG 32165

Assessor's Parcel Number: 13 5 21 2 000 001.026

**SPECIAL WARRANTY DEED**

**TITLE OF DOCUMENT**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned GRANTOR, **Lisa S. Smith, formerly known as Lisa S. Melcher, a married woman, and joined by her spouse Thomas Smith**, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Lisa S. Smith and Thomas Smith, wife and husband, as joint tenants with right of survivorship**, (herein referred to as grantee), whose mailing address is 216 Tocoa Circle, Helena, Alabama 35080, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 13, ACCORDING TO THE SURVEY OF TOCOA PARC, PHASE 1, AS RECORDED IN MAP BOOK 23, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 216 Tocoa Circle, Helena, Alabama 35080

Source of Title. Ref.: Deed: Recorded May 23, 2003; BK 2003, PG 32165

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Shelby County, AL 11/27/2013  
State of Alabama  
Deed Tax: \$63.50

IN WITNESS WHEREOF, **Lisa S. Smith, f/k/a Lisa S. Melcher, and Thomas Smith** have hereunto set my (our) hand(s) and seal(s), this 13th day of September, 2013.

Lisa S. Smith f/k/a Lisa S. Melcher Thomas Smith  
**Lisa S. Smith, f/k/a**  
**Lisa S. Melcher** **Thomas Smith**

General Acknowledgement

STATE OF ALABAMA

SHELBY COUNTY

I, Frances W. Gable a Notary Public in and for said County, in said State, hereby certify that **Lisa S. Smith, f/k/a Lisa S. Melcher, and Thomas Smith**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal of office this 13 day of September, 2013.

Frances W. Gable  
NOTARY PUBLIC  
My Commission Expires: April 29, 2015

Recording Requested By & Return To:  
Chicago Title ServiceLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001 27455990



20131127000464600 2/4 \$87.50  
Shelby Cnty Judge of Probate, AL  
11/27/2013 12:55:39 PM FILED/CERT

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **SHELBY**, STATE OF **ALABAMA** AND IS DESCRIBED AS FOLLOWS:

**ALL THAT PARCEL OF LAND IN CITY OF HELENA, SHELBY COUNTY, STATE OF ALABAMA, AS DESCRIBED IN DEED BOOK 2003, PAGE 32165, ID# 00000000, BEING KNOWN AND DESIGNATED AS:**

**LOT 13, ACCORDING TO THE SURVEY OF TOCOA PARC, PHASE 1, AS RECORDED IN MAP BOOK 23, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**BY FEE SIMPLE DEED FROM SHERRI MCQUILLAN, HUSBAND AND WIFE AND TOM MCQUILLAN AS SET FORTH IN BOOK 2003 PAGE 32165 DATED 03/20/2003 AND RECORDED 05/23/2003, SHELBY COUNTY RECORDS, STATE OF ALABAMA.**

**APN: 13 5 21 2 000 001.026**



20131127000464600 3/4 \$87.50  
Shelby Cnty Judge of Probate, AL  
11/27/2013 12:55:39 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 Lisa S. Smith and Thomas Smith  
Mailing Address 216 Tocoa Circle  
Helena, AL 35080

Grantee's Name Lisa S Smith and Thomas Smith  
Mailing Address 216 Tocoa Circle  
Helena, AL 35080

Property Address 216 Tocoa Circle  
Helena, AL 35080

Date of Sale 9/13/13

Total Purchase Price \$ ~~111,000.00~~

or

Actual Value \$

or

Assessor's Market Value \$ 126,600 (1/2 63,300.00)

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 See attached Market Value Sheet

☒ 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 - 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 9-13-13

Print Lisa S. Smith

Unattested

Sign

*Lisa S. Smith*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form



20131127000464600 4/4 \$87.50  
Shelby Cnty Judge of Probate, AL  
11/27/2013 12:55:39 PM FILED/CERT

rm RT-1