



20140103000003030 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/03/2014 11:46:10 AM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Casey W. Smith & Alexandra L. Smith
4143 Forest Lakes Road
Sterrett, AL 35147

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY NINE THOUSAND (\$139,000) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Melissa Williamon A/K/A Melissa A. Burgamy (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Casey W. Smith and Alexandra L. Smith, husband and wife, together as joint tenants with rights of survivorship (hereinafter referred to as GRANTEES), in fee simple, with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

LOT 596, ACORDING TO THE SURVEY OF FOREST LAKES
SECTOR 11, AS RECORDED IN MAP BOOK 32, PAGE 137, IN
THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY
COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Melissa Williamon is one and the same person as Melissa A. Burgamy.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the
26th day of December, 2013.

Melissa A. Burgamy
Melissa A. Burgamy

STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
Melissa A. Burgamy whose name is signed to the foregoing conveyance and who is
known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she
signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of
December, 2013.

Justin Smith
Notary Public

My Commission Expires: 1/16/17



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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 Melissa A. Burgamy
Mailing Address 5113 Willow Way
Birmingham, AL 35242

Grantee's Name Casey W & Alexandra L Smith
Mailing Address 4143 Forest Lakes Road
Sterrett, AL 35147

Property Address 4143 Forest Lakes Road
Sterrett, AL 35147

Date of Sale 12/26/2013

Total Purchase Price \$ 139000

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 - 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 12/26/13

Print Justin S. Hemmen

Use

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Sign

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

Print Form

Form RT-1