



20140307000064720 1/4 \$76.00  
Shelby Cnty Judge of Probate, AL  
03/07/2014 03:52:38 PM FILED/CERT

This instrument was prepared by:  
Mike T. Atchison, Attorney  
PO Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Billy R. Smith  
1294 Hwy 315  
Columbiana AL 35051

**STATUTORY WARRANTY DEED (CORPORATION)**

State of Alabama)  
Shelby County)

*KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of **Fifty Three Thousand Dollars and zero cents (\$53,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Crescent Mortgage Company** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Billy R. Smith and wife, Helen J. Smtih**, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice President as David Brown, who is authorized to execute this conveyance, has hereto set its signature and seal this 06 day of March, 2014.

**Crescent Mortgage Company**

By: [Signature]  
As: Vice President

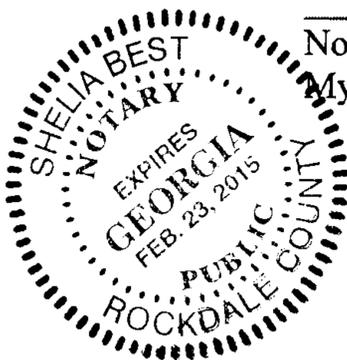
State of GA )  
Fulton County )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Brown whose name as Vice President of **Crescent Mortgage Company**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, [*he/she*], as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 6 day of March, 2014

[Signature]  
Notary Public

My Commission expires: Feb. 23, 2015



Shelby County, AL 03/07/2014  
State of Alabama  
Deed Tax: \$53.00

EXHIBIT A

Legal Description

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 4; thence North 25 degrees 55 minutes 16 seconds West for 586.57 feet to the point of beginning; thence left 69 degrees 13 minutes 53 seconds for 319.02 feet; thence left 124 degrees 13 minutes 22 seconds for 325.73 feet; thence left 56 degrees 56 minutes 26 seconds for 331.97 feet; thence left 107 degrees 03 minutes 02 seconds for 68.13 feet; thence left 18 degrees 04 minutes 13 seconds for 246.87 feet; thence right 12 degrees 58 minutes 22 seconds for 71.80 feet; thence left 156 degrees 27 minutes 16 seconds for 67.07 feet to the point of beginning.

According to survey of Ralph E. Chappell, PLS #10549, dated January 17, 1992.

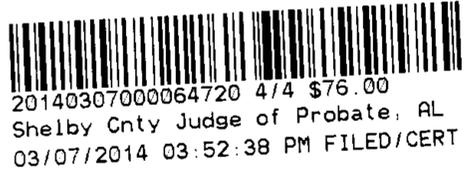
  
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EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

  
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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	Crescent Mortgage Company	Grantee's Name	Billy R. Smith Helen J. Smith
Mailing Address	<u>5901 Peach Dunwoody</u> <u>Atlanta GA 30328</u>	Mailing Address	<u>1294 Hwy 315</u> <u>Columbiana AL</u> <u>35051</u>
Property Address	<u>1314 Highway 315</u> <u>Columbiana, Alabama 35051</u>	Date of Sale	<u>March 05, 2014</u>
		Total Purchase Price	<u>\$53,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 February 28, 2014

Print Billy R. Smith

Unattested  
\_\_\_\_\_  
(verified by)

Sign Billy R. Smith  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one