

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

20140401000091470
SEND TAX NOTICE TO: 04/01/2014 10:15:33 AM
Cynthia Smith
149 Hayesbury Lane DEEDS 1/2
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Sixteen Thousand Five Hundred And No/100 Dollars (\$116,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Karen L. Olvey and husband, Greg Johnson (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Cynthia Smith (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 25, according to the Survey of the Final Plat of Hayesbury Phase 3, as recorded in Map Book 30, Page 138, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


One Hundred Fourteen Thousand Three Hundred Eighty-Nine And No/100 Dollars (\$114,389.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

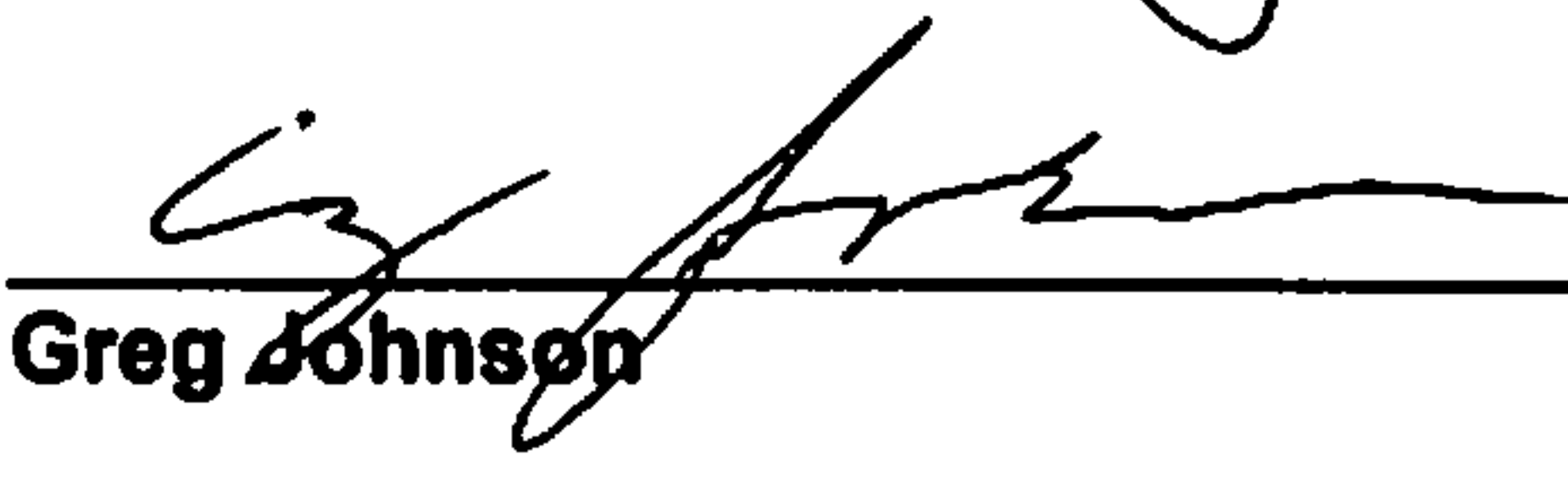
Three Thousand Four Hundred Ninety-Five And No/100 Dollars (\$3,495.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 31, 2014.

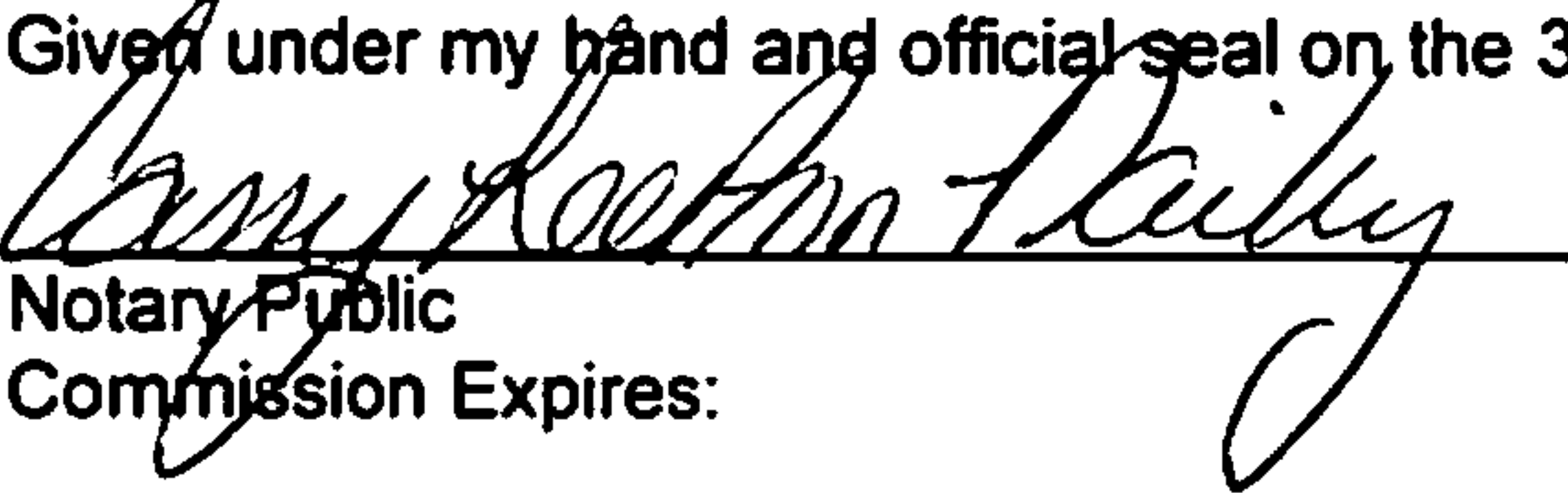

Karen L. Olvey

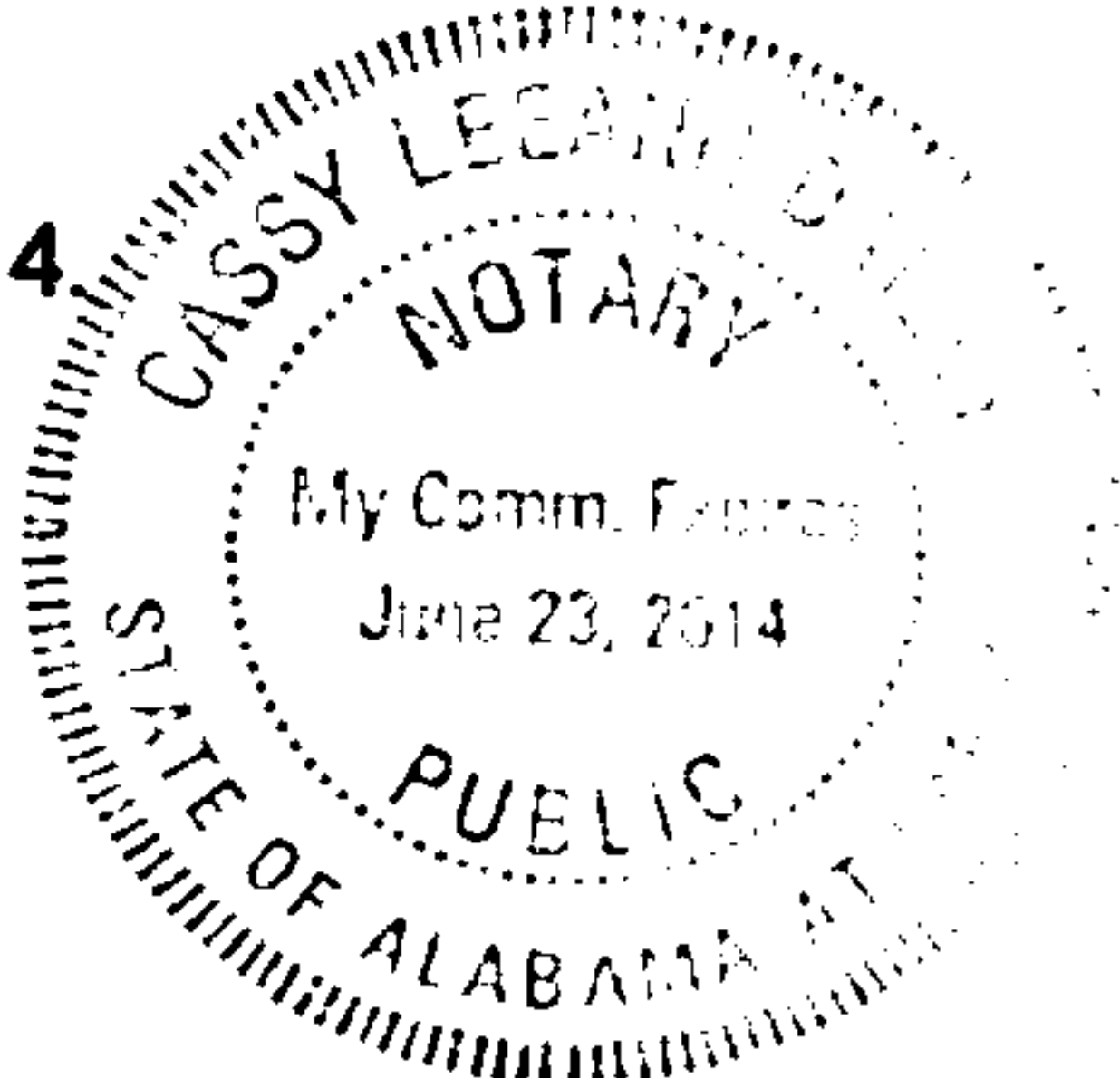

Greg Johnson

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen L. Olvey and Greg Johnson, 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 on the day same bears date.

Given under my hand and official seal on the 31st day of March, 2014.


Notary Public
Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Karen L. Olvey

Grantee's Name Cynthia Smith

Mailing Address 149 Hayesbury Lane
Pelham, AL 35124Mailing Address 814 Stonecrest Drive
Birmingham, AL 35242Property Address 149 Hayesbury Lane
Pelham, AL 35124

Date of Sale March 31, 2014

Total Purchase Price \$116,500.00

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☐ 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 - Karen L. Olvey, 149 Hayesbury Lane, Pelham, AL 35124.

Grantee's name and mailing address - Cynthia Smith, 814 Stonecrest Drive, Birmingham, AL 35242.

Property address - 149 Hayesbury Lane, Pelham, AL 35124

Date of Sale - March 31, 2014.

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 with 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: March 31, 2014

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/01/2014 10:15:33 AM
\$19.50 CHERRY
20140401000091470