

This instrument prepared by:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine tree Circle  
Vestavia Hills, Alabama 35243

Send Tax Notice To:  
Jerry Glen Arnold  
6590 Highway 49  
Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Fifty-Three Thousand and 00/100 (\$53,000.00)** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we

**David Ronald Smith and Hali Nacole Smith, Husband and Wife**

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

**Jerry Glen Arnold**

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the NE corner of the SE 1/4 of the SE 1/4 of the SW 1/4 of above said Section, said point being the point of beginning; thence North 90 degrees 00 minutes 00 seconds West a distance of 138.05 feet; thence South 02 degrees 02 minutes 58 seconds West a distance of 409.38 feet to a point on the Northerly right of way line of Shelby County Highway 49 (80-foot right of way); thence South 72 degrees 13 minutes 23 seconds East and along said right of way line a distance of 143.41 feet; thence North 02 degrees 00 minutes 20 seconds East and leaving said right of way line a distance of 453.20 feet to the point of beginning.

"Hali Smith, Hali Nacole Smith is one and the same person as Hali Nacole McDonald in deed dated 5/6/2010 and filed 5/10/2010 in Instrument 20100510000146790."

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

Zero (\$0.00) of the above purchase price was paid from the proceeds of a mortgage loan.

**TO HAVE AND TO HOLD**, unto the said GRANTEE, his heirs and assigns forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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

**IN WITNESS WHEREOF**, the said GRANTORs have hereunto set their signatures and seals, this the **23rd day of May, 2014**.

20140604000168730 1/3 \$73.00  
Shelby Cnty Judge of Probate, AL  
06/04/2014 01:16:54 PM FILED/CERT

*David Ronald Smith*

David Ronald Smith

*Hali Nacole Smith by David Smith  
as attorney in fact*

Hali Nacole Smith by David Smith, Agent/Attorney In Fact

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Ronald Smith**, whose names 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 conveyance he executed the same voluntarily on the day the same bears date

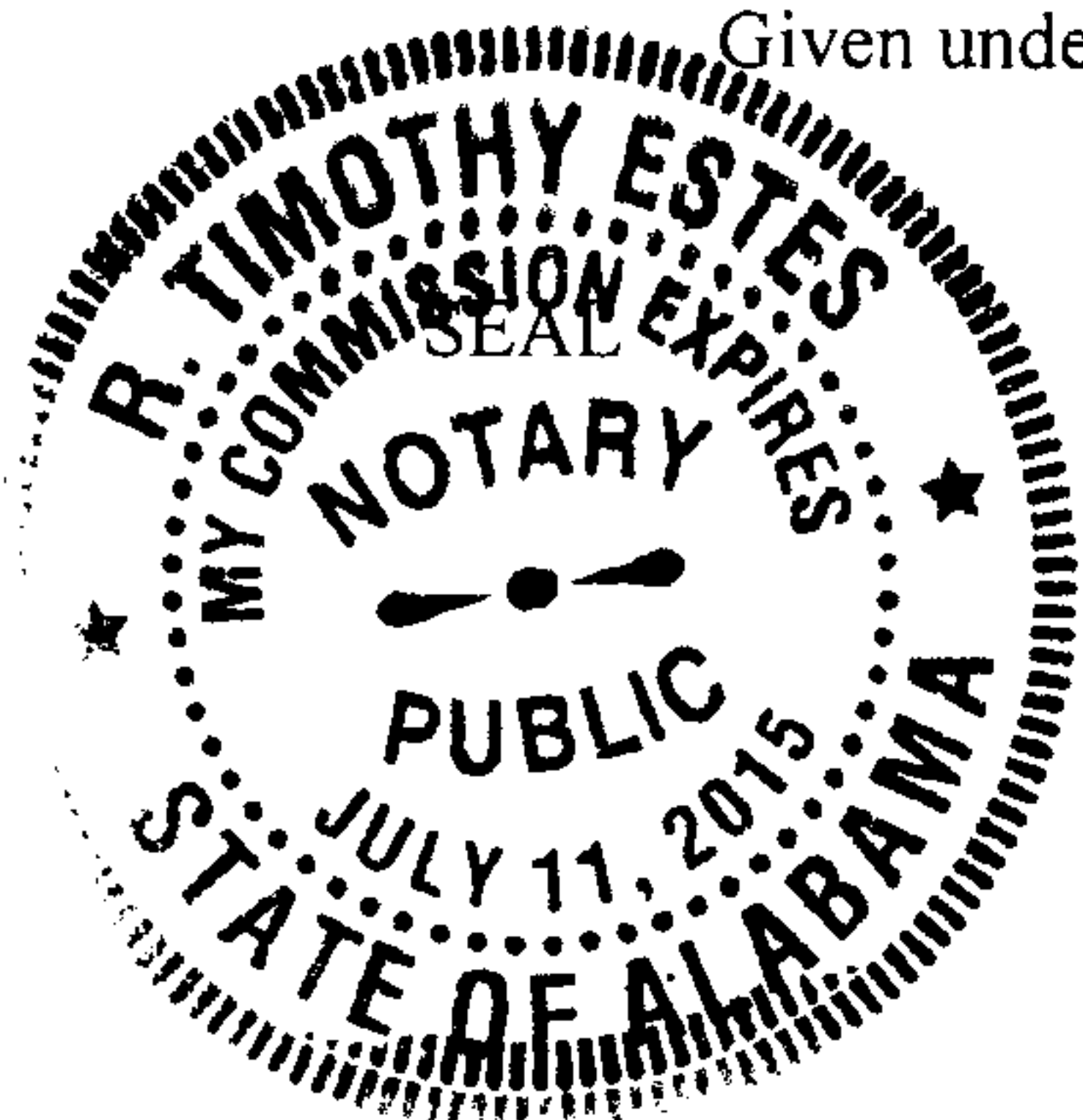
Given under my hand and official seal, the **23rd day of May, 2014**

*[Signature]*

Notary Public

My Commission Expires: *7/11/15*

Shelby County, AL 06/04/2014  
State of Alabama  
Deed Tax: \$53.00

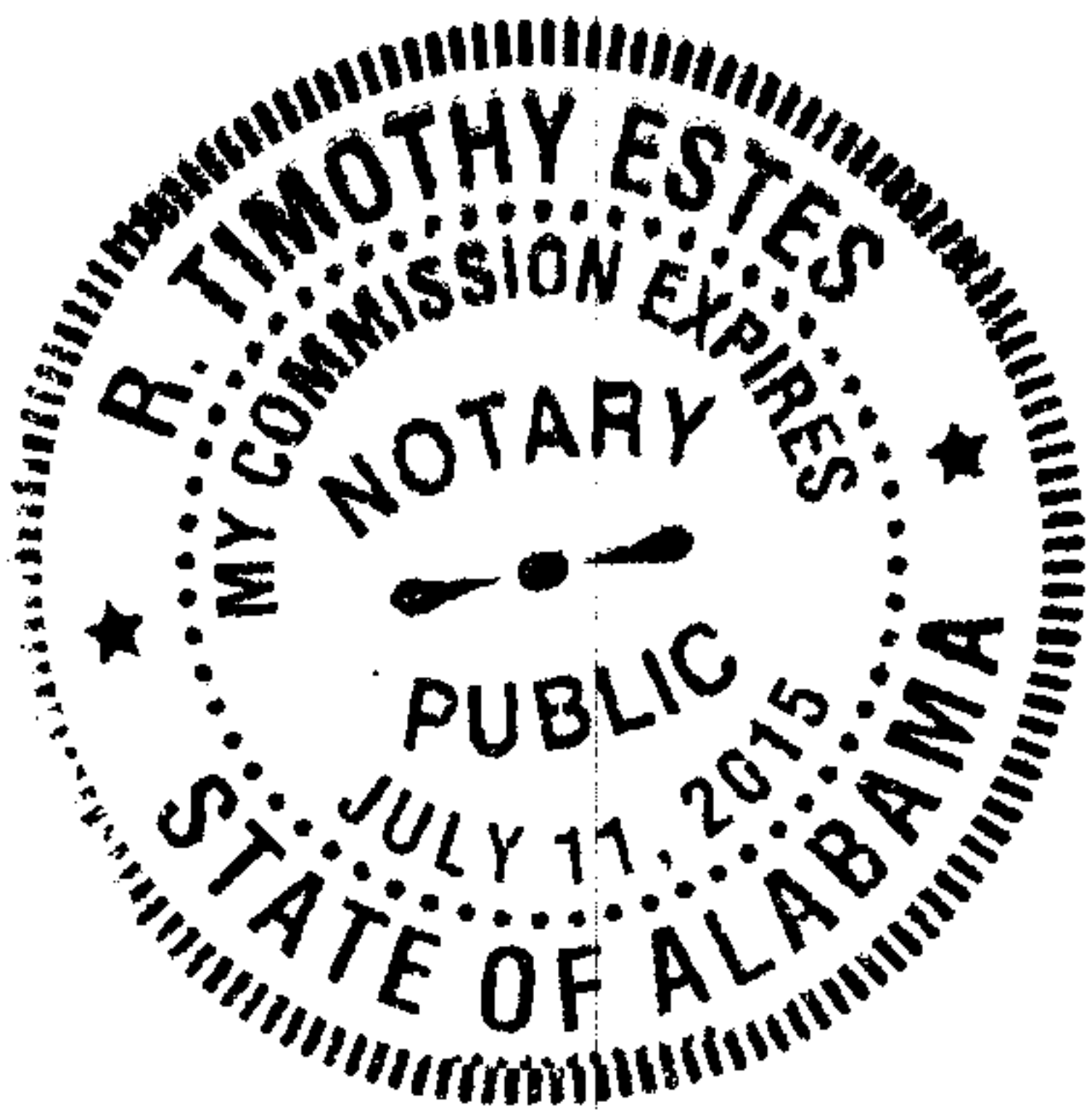


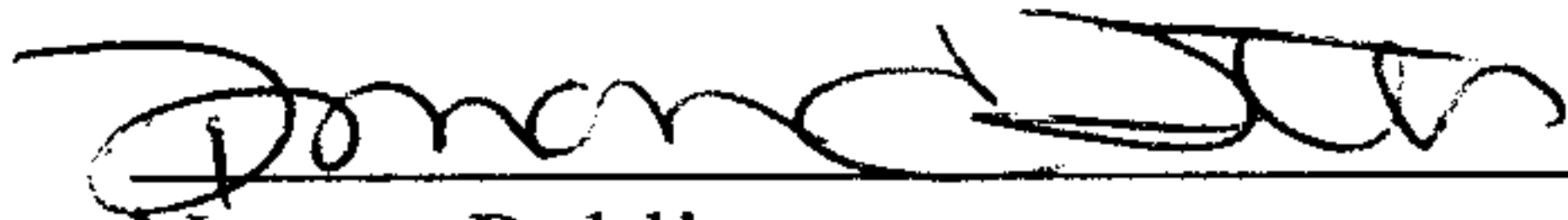
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STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said State at Large hereby certify that David Smith, whose name as Agent/Attorney in Fact for Hali Nacole Smith, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, he, in his capacity as such Agent/Attorney in Fact, ad with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 23rd day of May, 2014.



  
Notary Public  
My Commission Expires: *April 15*

  
20140604000168730 2/3 \$73.00  
Shelby Cnty Judge of Probate, AL  
06/04/2014 01:16:54 PM FILED/CERT

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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	David Ronald Smith and Hali Nacole Smith	Grantee's Name	Jerry Gleni Arnold
Mailing Address	6590 Highway 49 Columbiana, AL 35051	Mailing Address	
Property Address	6590 Highway 49 Columbiana, AL 35051	Date of Sale	May 23, 2014
		Total Purchase Price	\$55,000.00 <sup>3</sup> (PSE)
		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 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	May 23, 2014	Print	David Ronald Smith
Unattested		Sign	David Ronald Smith
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

20140604000168730 3/3 \$73.00  
Shelby Cnty Judge of Probate, AL  
06/04/2014 01:16:54 PM FILED/CERT

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