

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

SEND TAX NOTICE TO:
Thomas L. Smith and Mavis J. Smith
1216 Southwind Drive
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

)
)
)

20141001000307080
10/01/2014 10:29:07 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Four Thousand And No/100 Dollars (\$184,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, William Palacios, a married man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Thomas L. Smith and Mavis J. 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 49, according to the Survey of Dearing Downs First Addition, as recorded in Map Book 6, Page 141, 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.

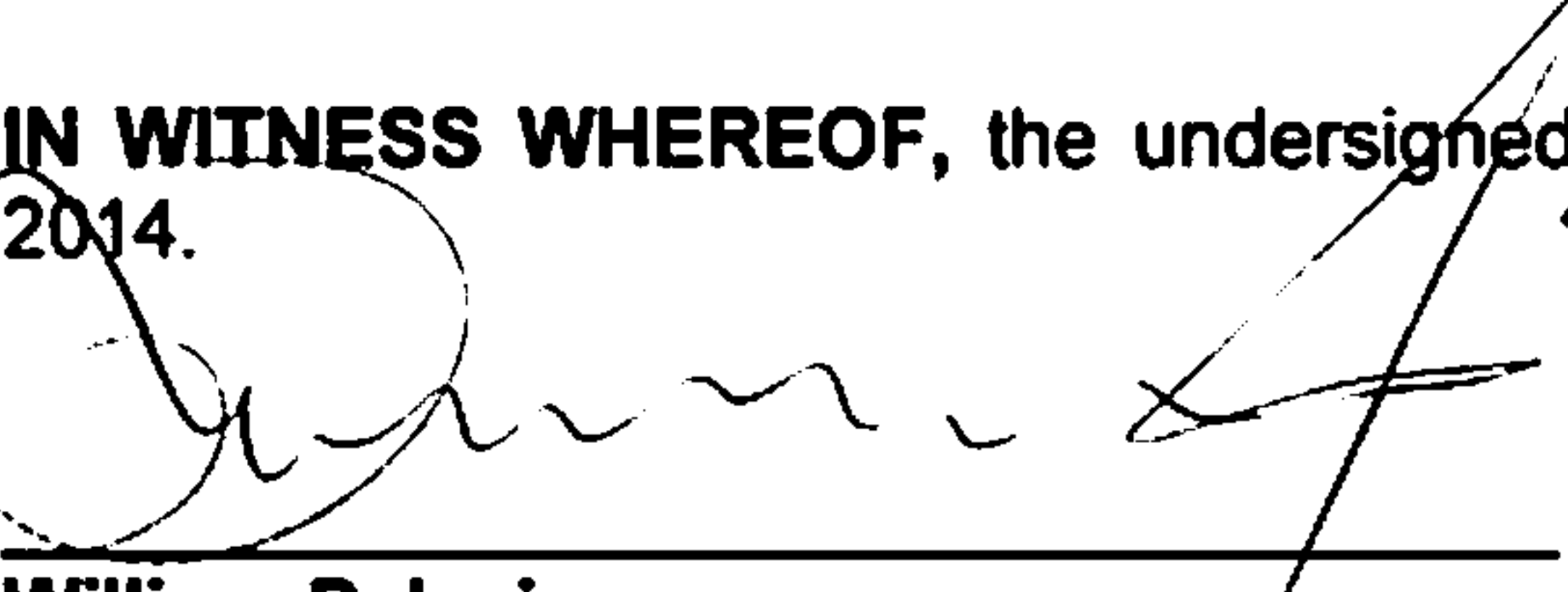
No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

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 September 25, 2014.


William Palacios

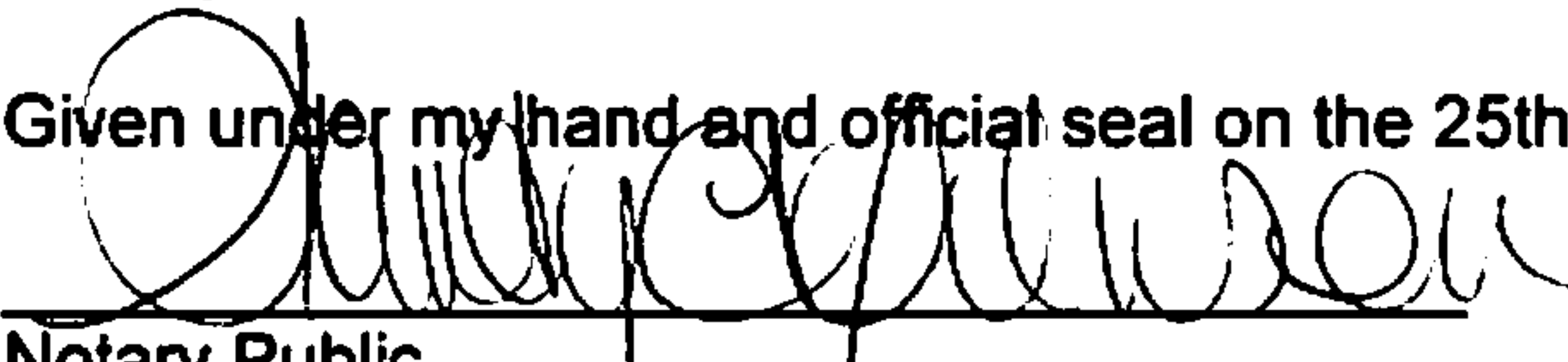
STATE OF ALABAMA

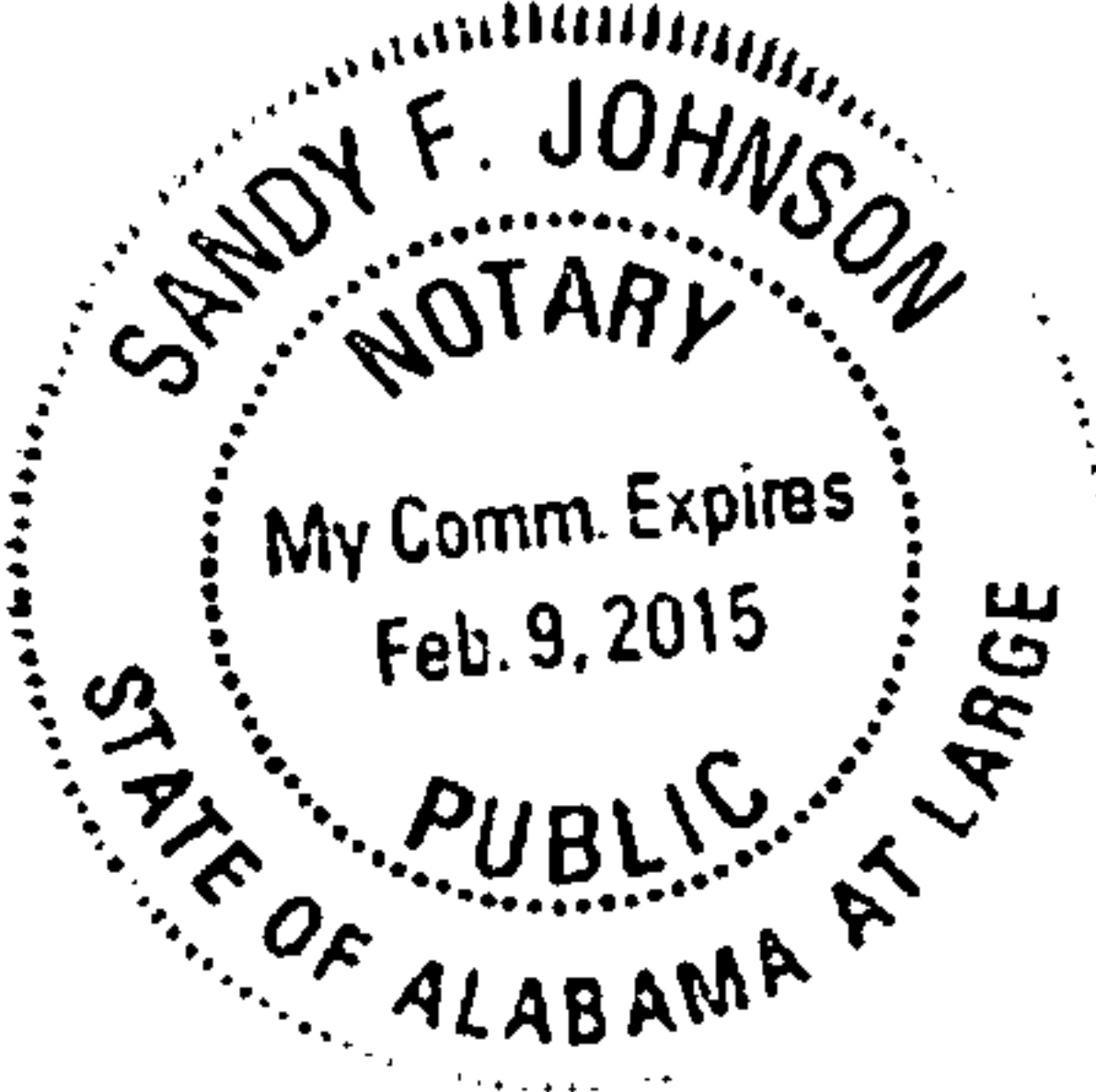
SHELBY COUNTY

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Palacios, 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 conveyance, he executed the same on the day same bears date.

Given under my hand and official seal on the 25th day of September, 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 William Palacios
Mailing Address 1216 Southwind Drive
Helena, AL 35080

Grantee's Name Thomas L. Smith and Mavis J. Smith
Mailing Address 1216 Southwind Dr.
Helena AL 35080

Property Address 1216 Southwind Drive
Helena, AL 35080
20141001000307080
10/01/2014 10:29:07 AM
DEEDS 2/2

Date of Sale September 25, 2014
Total Purchase Price \$184,000.00
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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

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 - William Palacios, 1216 Southwind Drive, Helena, AL 35080.

Grantee's name and mailing address - Thomas L. Smith and Mavis J. Smith, , .

Property address - 1216 Southwind Drive, Helena, AL 35080

Date of Sale - September 25, 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.

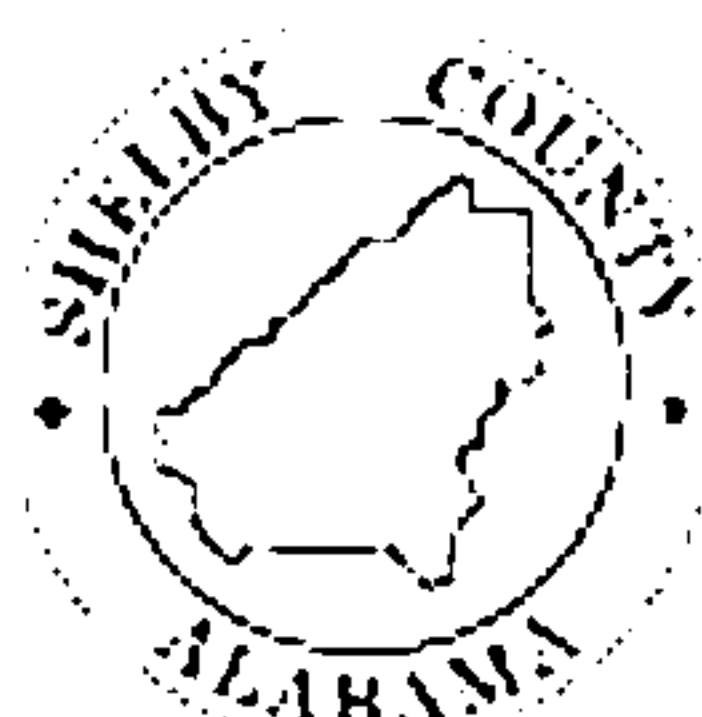
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: September 25, 2014

Sign [Signature]
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/01/2014 10:29:07 AM
\$201.00 CHERRY
20141001000307080

[Signature]