

48099
Shelby

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Michael W. Weber
19439 River Drive
Shelby, AL 35143



20141024000336530 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
10/24/2014 11:40:27 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

Source of title Deed Book 2007, page 117190

That in consideration of Ninety thousand and 00/100 (\$90,000.00) Dollars (of which amount \$72,000.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Owen Scott Smitherman and wife, Dedra Smitherman (herein referred to as grantors) do grant, bargain, sell and convey unto Michael W. Weber, a married man (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached hereto for legal description.

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this October 10, 2014

_____(SEAL)

_____(SEAL)

Owen Scott Smitherman
_____(SEAL)
Owen Scott Smitherman
Dedra Smitherman
_____(SEAL)
Dedra Smitherman

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Owen Scott Smitherman and wife, Dedra Smitherman, 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 voluntarily on the day first written above.

Given under my hand and official seal on October 10, 2014

My commission expires: Jan 17th 2018


Julie Cozier

NOTARY PUBLIC

Shelb County, AL 10/24/2014
State Alabama
Deed \$18.00

Exhibit A

Commence at the Northwesterly corner of Lot 11, according to the Survey of Shelby Shores, as recorded in Map Book 4, Page 75, in the Office of the Judge of Probate, Shelby County, Alabama, said point also being situated on the Southerly right-of-way line of River Drive; thence run in a Southwesterly direction along said Southerly right-of-way line of River Drive a distance of 230.00 feet to the Point of Beginning; thence turn an angle to the left of 90 degrees 00 minutes and run in a Southeasterly direction a distance of 183.68 feet; thence turn an angle to the right of 88 degrees 29 minutes and run in a Southwesterly direction 100.03 feet; thence turn an angle to the right of 91 degrees 31 minutes and run in a Northwesterly direction a distance of 186.33 feet to its intersection with the Southerly right-of-way line of said River Drive; thence turn an angle to the right of 90 degrees 00 minutes and run in a Northeasterly direction a distance of 100.00 feet along said Southerly right-of-way line of River Drive to the Point of Beginning. Said parcel situated Northwesterly of a slough and Southeasterly of River Drive. Situated in the SE 1/4 of SE 1/4 of Section 7, Township 22, Range 2 East.


2014 024000336530 2/4 \$41.00
Shelby Cnty Judge of Probate, AL
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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 Owen Scott Smitherman
Mailing Address 19439 River Dr
Shelby, AL 35143

Grantee's Name Michael W. Weber
Mailing Address 1949 River Way Dr
Birmingham, AL 35244

Property Address 19439 River Dr
Shelby, AL 35143

Date of Sale 10/10/14
Total Purchase Price \$ 90,000.00

Actual Value \$

Assessor's Market Value \$



20141024000336530 3/4 \$41.00
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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 - 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 10-10-14

Print Dedra Smitherman

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Grantor's: Dedra Smitherman
19439 River Dr
Shelby, AL 35143



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