

STATE OF ALABAMA

*

WARRANTY DEED

*

COUNTY OF SHELBY

*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seven Hundred Fifty (\$750.00) Dollars and other good and valuable consideration to the undersigned, Ricky C. Hines, a married man, herein referred to as Grantor, in hand paid by Joseph S. Smith, a single man herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

No part of the above describe property constitutes the homestead of the Grantor

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for himself and for his heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal this the 8th day of July, 2015.


Ricky C. Hines

Shelby County, AL 01/14/2015
State of Alabama
Deed Tax: \$1.00



20150114000014770 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/14/2015 04:10:30 PM FILED/CERT

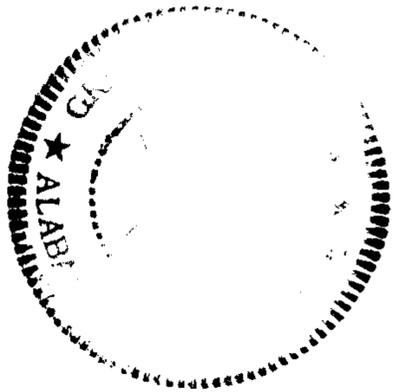
STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Ricky C. Hines, a married man, whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of Jan, 2015.


NOTARY PUBLIC
My Commission Expires: 9/29/15

This document prepared by:
Gregory S. Graham, P.C.
File #C215-0104
P. O. Drawer 307
Childersburg, AL 35044




20150114000014770 2/4 \$24.00
Shelby Cnty Judge of Probate: AL
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First American Title Insurance Company

EXHIBIT A

Issuing Office File No.: 14-1039

LEGAL DESCRIPTION:

COMMENCE AT THE NE CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID QUARTER QUARTER 448.75 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED COURSE 85.65 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 11; THENCE 55 DEG. 48' RIGHT AND SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 137.44 FEET TO A POINT IN THE CENTERLINE OF SHELBY COUNTY HIGHWAY NO. 377; THENCE 107 DEG. 54' RIGHT 156.17 FEET TO A POINT ; THENCE 101 DEG. 36' RIGHT 157.97 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT PRESCRIPTIVE RIGHTS FOR HIGHWAY NO. 377.


20150114000014770 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/14/2015 04:10:30 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ricky Hines
Mailing Address 667 Bear Creek Goddard Av
Bear Creek AL
35543

Grantee's Name Joseph S. Smith
Mailing Address 8939 Hwy 51
Stevett AL 35147

Property Address 620 Mt. Crest Rd
Chelsea AL 35024

Date of Sale 1/8/15
Total Purchase Price \$ 750

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



20150114000014770 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/14/2015 04:10:30 PM FILED/CERT

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 1/8/15

Print Gregory S. G... ..

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one