

This Instrument was Prepared by:

Send Tax Notice To: Heath Smith  
Patricia Smith

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

*PO Box 543  
Columbiana AL 35051*

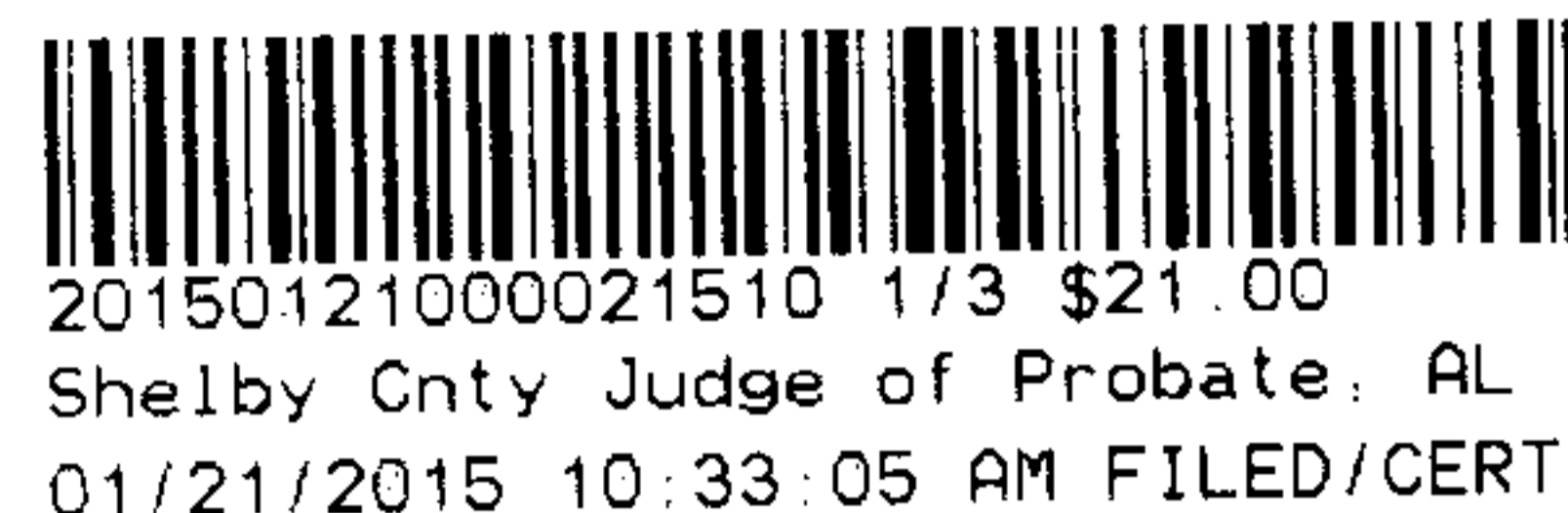
File No.: MV-15-21899

### CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



That in consideration of the sum of **Two Hundred Thirty Two Thousand Dollars and No Cents (\$232,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Stephanie's, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Heath Smith and Patricia Smith**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**\$198,708.30** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.  
**\$36,500.00** of the purchase price of the above described property was financed with the proceeds of a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Stephanie L. Phillips as Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of January, 2015.

STEPHANIE'S INC

*By Stephanie L. Phillips, President*  
By: Stephanie L. Phillips, President

State of Alabama

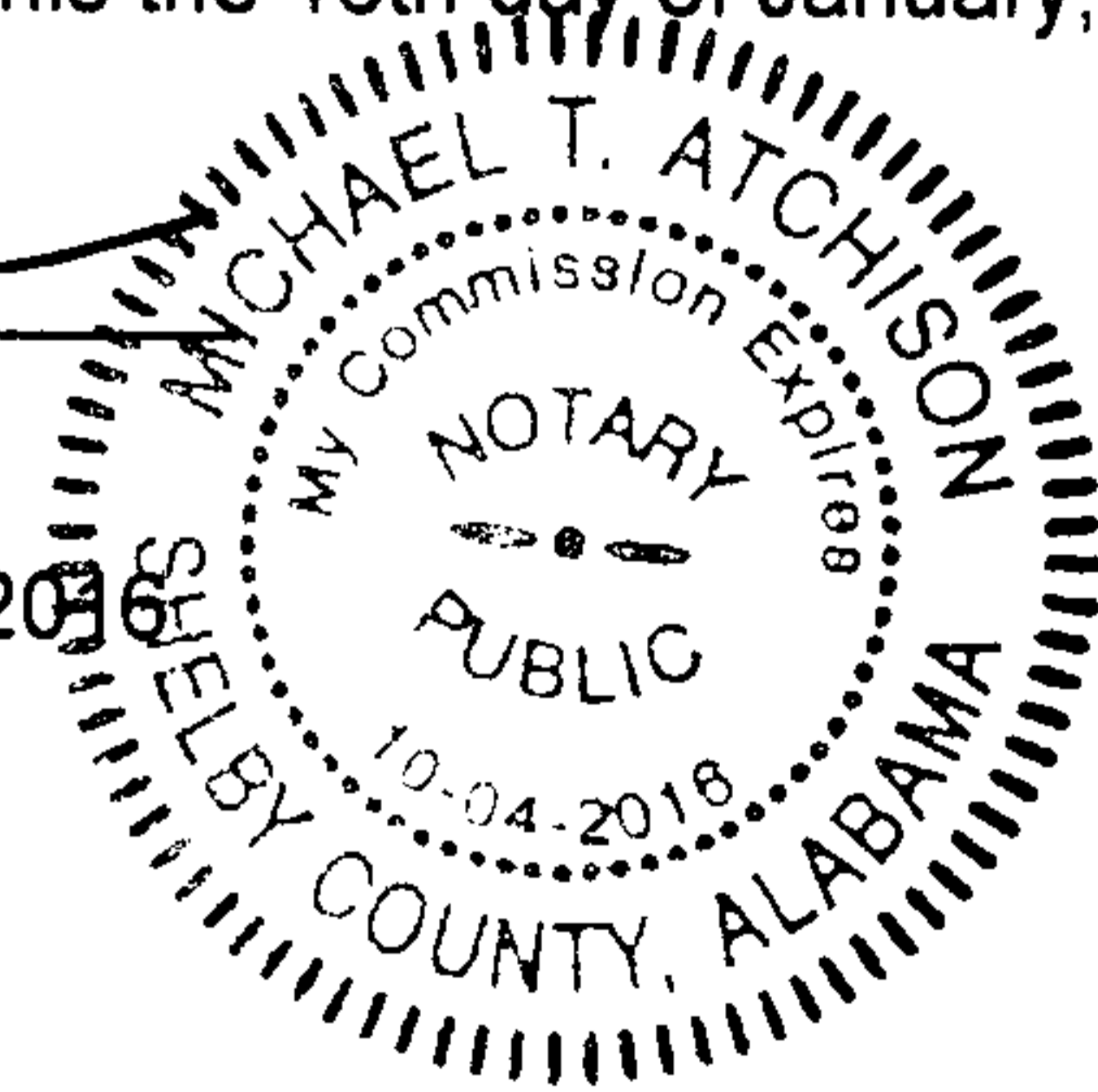
County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Stephanie L. Phillips as President of Stephanie's, Inc. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.


Given under my hand and official seal this the 16th day of January, 2015.

*Mike T. Atchison*

Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2018



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

  
20150121000021510 2/3 \$21.00  
Shelby Cnty Judge of Probate: AL  
01/21/2015 10:33:05 AM FILED/CERT

Commence at the NW corner of the NE 1/4 of NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South along the West line of said 1/4-1/4 section a distance of 1238.19 feet to the South right of way line of Alabama State Highway 70; thence turn an angle of 99 degrees 12 minutes to the left and run along said right of way line a distance of 762.19 feet to the point of beginning; thence continue in the same direction along said right of way line a distance of 105.00 feet; thence turn an angle of 100 degrees 49 minutes to the right and run a distance of 195.20 feet; thence turn an angle of 83 degrees 45 minutes to the right and run a distance of 103.42 feet; thence turn an angle of 96 degrees 15 minutes to the right and run a distance of 186.80 feet to the point of beginning; situated in the E 1/2 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

Real Estate Sales Validation Form

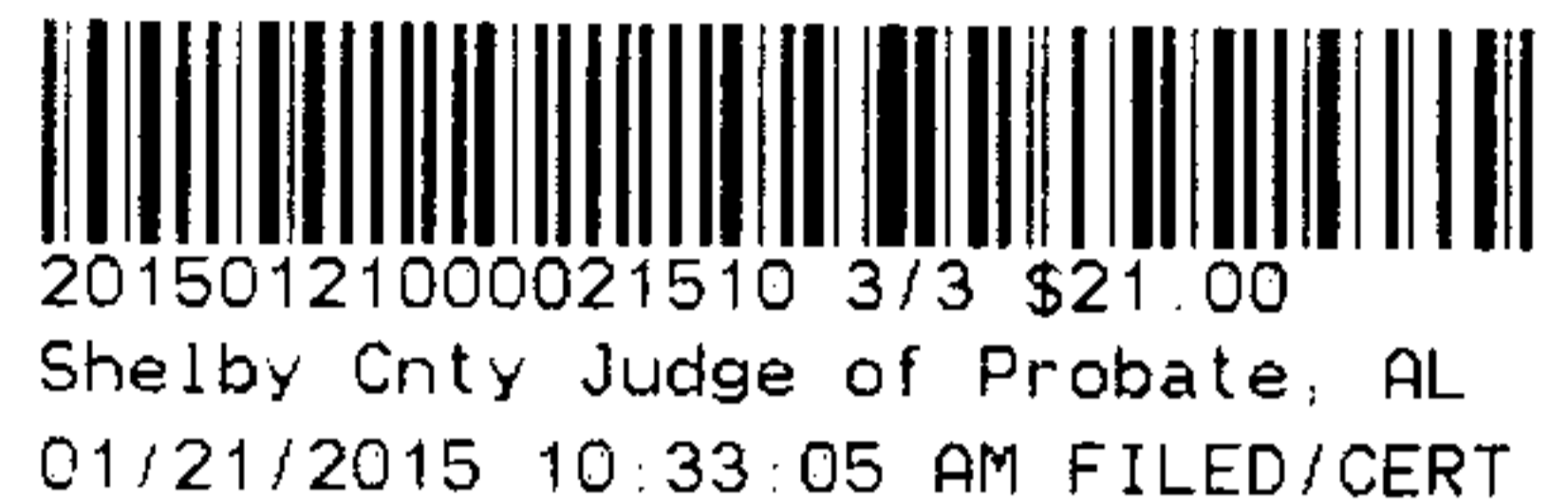
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Stephanie's, Inc.
Mailing Address 100 Beacon Road, Columbiana AL 35051
Property Address 301A West College Street, Columbiana, AL 35051

Grantee's Name Heath Smith, Patricia Smith
Mailing Address P.O. Box 543, Columbiana, AL 35051
Date of Sale January 16, 2015
Total Purchase Price \$232,000.00
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 (checked)
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 of 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 January 14, 2015

Unattested (verified by)

Print Mike T. Phillips
Sign (Grantor/Grantee/Owner/Agent) circle one