

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

SEND TAX NOTICE TO:
Brian Hugh Smith
1030 River Crest Trail
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Sixty-Eight Thousand And No/100 Dollars (\$268,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jeremy K. Colburn and wife, Ashley M. Colburn (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brian Hugh Smith and Nicole W. 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 1857, according to the plat of Old Cahaba, Phase V, 2nd Addition, as recorded in Map Book 36, Page 105-A, in the Office of the Judge of Probate of Shelby County, Alabama.

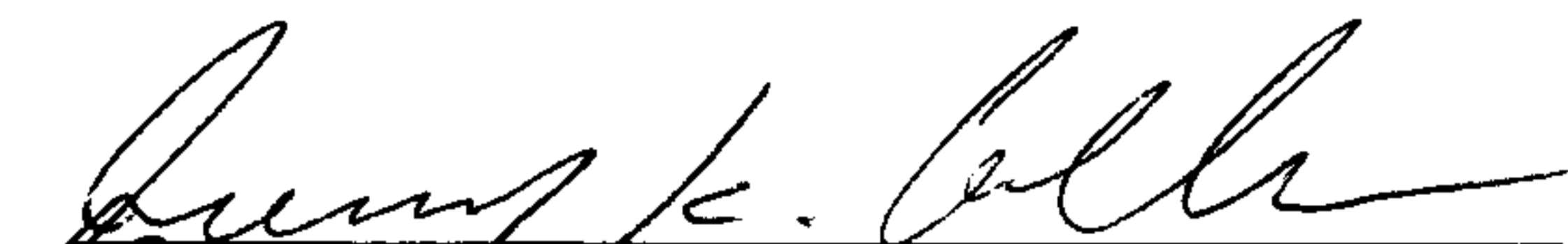
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


Two Hundred Fifty-Four Thousand Six Hundred And No/100 Dollars (\$254,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 February 10, 2015.



Jeremy K. Colburn


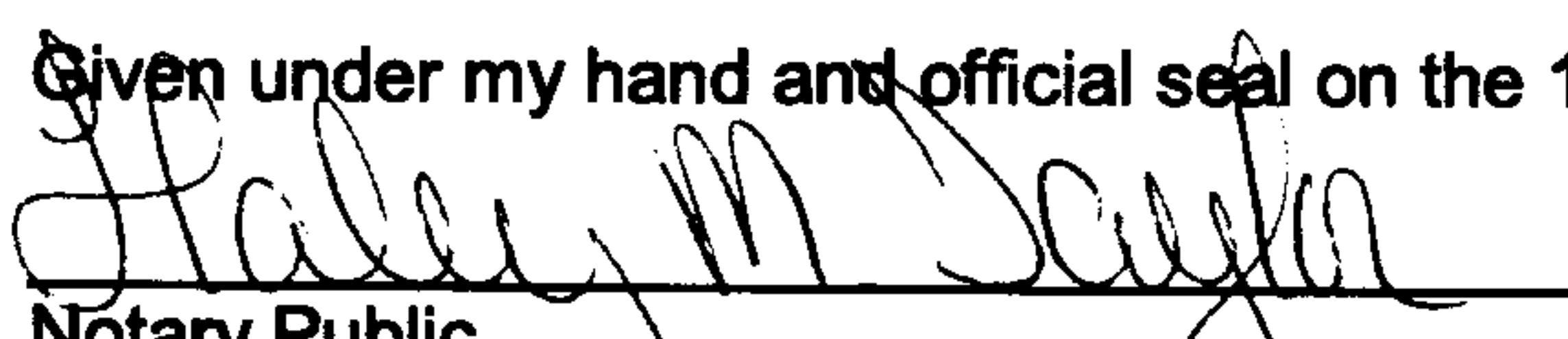
Ashley M. Colburn

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 Jeremy K. Colburn and Ashley M. Colburn, 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 on the day same bears date.

Given under my hand and official seal on the 10th day of February, 2015.



Notary Public
Commission Expires:



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

Grantor's Name **Jeremy K. Colburn and Ashley M. Colburn** **Grantee's Name** **Brian Hugh Smith**

Mailing Address 1030 River Crest Trail
Helena, AL 35080

Mailing Address 109 Bentmoor Cir
Helena, AL 35080

Property Address 1030 River Crest Trail
Helena, AL 35080

Date of Sale	February 10, 2015
Total Purchase Price	\$268,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

____ Appraisal
Other:

Instructions

Grantor's name and mailing address - Jeremy K. Colburn and Ashley M. Colburn, 1030 River Crest Trail, Helena, AL 35080.

Grantee's name and mailing address - Brian Hugh Smith, 109 Bentmoor Cir, Helena, AL 35080.

Property address - 1030 River Crest Trail, Helena, AL 35080

Date of Sale - February 10, 2015.

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.

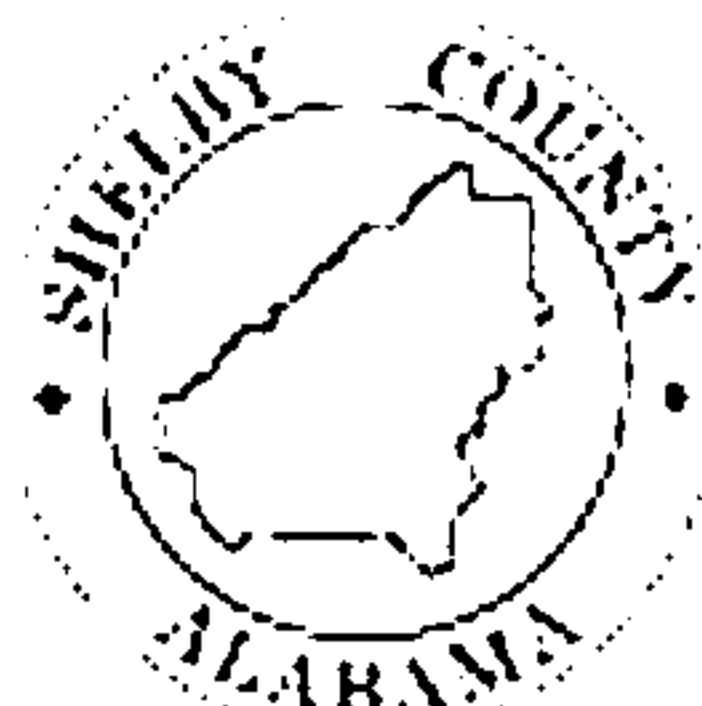
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: February 10, 2015

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/04/2015 01:14:35 PM
\$30.50 CHERRY
20150304000066900

John F. Kennedy