


This instrument was prepared by:  
Sprain Law Firm, P.C.  
1707 29th Court South  
Birmingham, AL 35209

**SEND TAX NOTICE To:**  
Kenneth T. Wofford  
1808 B Sunset Lane  
Helena, Alabama 35080

STATE OF ALABAMA)  
COUNTY OF SHELBY)

  
20150326000095470 1/4 \$25.50  
Shelby Cnty Judge of Probate, AL  
03/26/2015 11:15:28 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY-TWO THOUSAND DOLLARS and No/100 (\$132,000.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Brandon T. Smith and Kymbreli C. Smith, a married couple, (herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto Kenneth T. Wofford (herein referred to as GRANTEE, whether one or more), that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

\$129,609.00 of the purchase price recited above was derived from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

**To have and to hold** unto the said Grantee, his heirs and assigns, forever.

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

**IN WITNESS WHEREOF**, Grantor has executed this Deed this 2<sup>nd</sup> day of March, 2015.

**WITNESS:**

\_\_\_\_\_

**GRANTOR:**

  
\_\_\_\_\_  
Brandon T. Smith

Shelby County, AL 03/26/2015  
State of Alabama  
Deed Tax: \$2.50

WITNESS:


\_\_\_\_\_

GRANTOR:

  
Kymbreli C. Smith

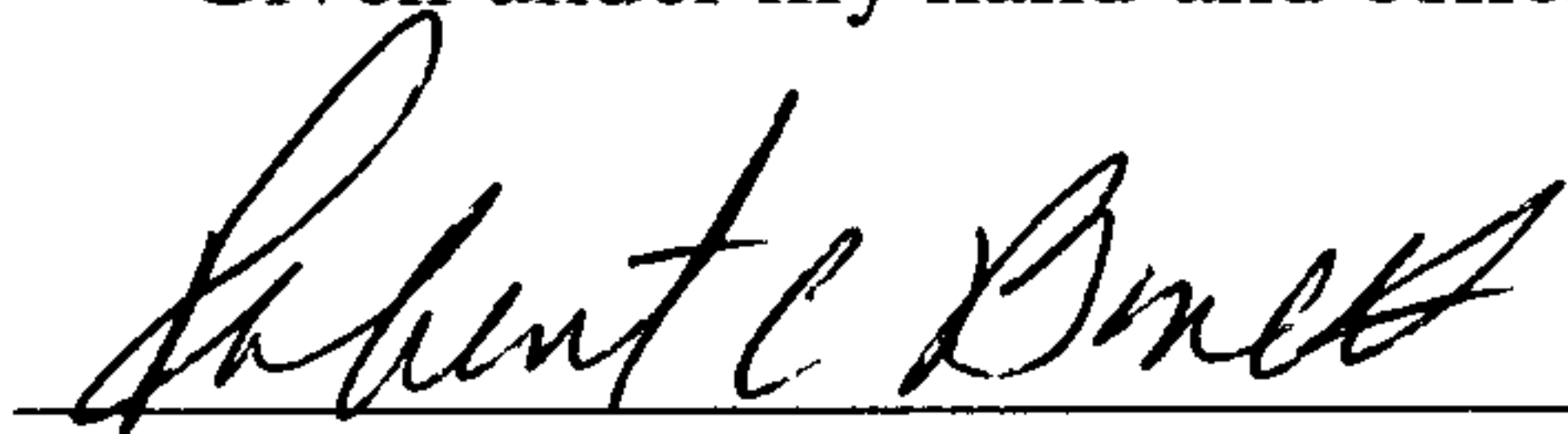
STATE OF ALABAMA     )

COUNTY OF JEFFERSON   )

  
20150326000095470 2/4 \$25.50  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon T. Smith and Kymbreli C. Smith, a married couple, 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 the same bears date.

Given under my hand and official seal, this the 3<sup>rd</sup> day of March, 2015.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10/25/2014




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## EXHIBIT A

Begin at the Southwest corner of the Northwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a Northerly direction along the West boundary of said  $\frac{1}{4}$ -  $\frac{1}{4}$  Section 600. 44 feet; thence turn 92 degrees 11 minutes to the right, in an Easterly direction 157.45 feet to intersection with centerline of a gas line right of way, said intersection being the point of beginning; thence continue in an Easterly direction along a straight line projection of the last mentioned course 309.40 feet; thence turn 90 degrees 00 minutes to the left, in a Northerly direction 186.76 feet (said course being the West boundary of the Wright property); thence turn 89 degrees 57 minutes 30 seconds to the left, in a Westerly direction 107.17 feet to intersection with said centerline; thence turn 42 degrees 45 minutes 30 seconds to the left, in a Southwesterly direction along said centerline 275.21 feet to the point of beginning. EXCEPT a right of way for gas line on the Southeast side of said centerline. Situated in Shelby County, Alabama.



**Affidavit of Real Estate Sales Validation**

  
20150326000095470 4/4 \$25.50  
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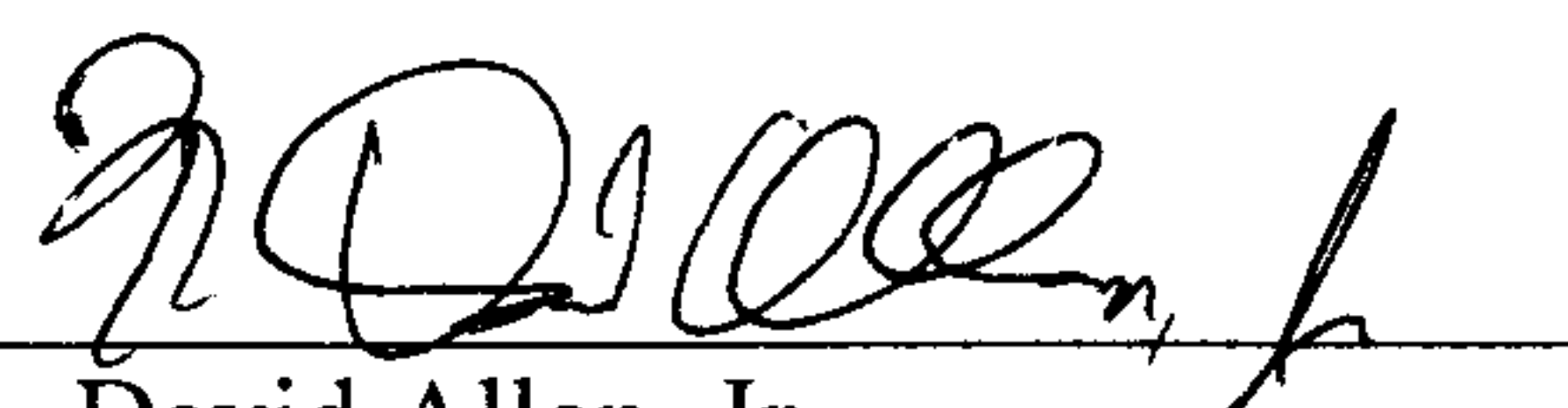
The undersigned warrants, represents and certifies that, in accordance with Ala. Code §40-22-1, the consideration stated in that certain warranty deed executed on March 2, 2015 represents the true and correct purchase price for the Property as evidenced by the real estate sales contract between the parties and the settlement statement related to the transaction. The undersigned also warrants, represents, and certifies the following:

1. The address of the property purchased and sold is:  
1808 B Sunset Lane, Helena, AL 35080
2. The date of sale of the aforementioned property was March 2, 2015.
3. Grantor's Name and address is:  
Brandon T. Smith & Kymbreli C. Smith  
469 Fieldstone Drive, Helena, AL 35080
4. Grantee's Name and address is:  
Kenneth T. Wofford  
1808 B Sunset Lane, Helena, AL 35080
5. The total purchase price for the property was \$132,000.00.
6. The purchase price or actual value claimed on this form can be verified by:
  - a. Sales Contract
  - b. Settlement Statement

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 Section 40-22-1 (h).

Date: 3-2-2015

Print: R. David Allen, Jr., Attorney

  
\_\_\_\_\_  
R. David Allen, Jr.  
The Sprain Law Firm, P.C.  
1707 29<sup>th</sup> Court South  
Birmingham, AL 35209