

20150420000127530  
04/20/2015 02:04:09 PM  
DEEDS 1/3

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
James & Jessie Smith  
839 Reach Crest  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**  
With right of survivorship

STATE OF ALABAMA                    }  
COUNTY OF SHELBY                }     KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty-Five Thousand and No/100 Dollars (\$135,000.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Yessick Properties, LLC, an Alabama Limited Liability Company,,** (herein referred to as **Grantors**), does hereby grant, sell, bargain and convey unto **James O. Smith, Jessie B. Smith, Deborah Smith Ross, and James Stewart Smith,** (herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

**LOT 81, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS REACH SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 30 PAGE 58A & 58B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").**

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 the grantor does for itself, its successors, assigns and administrators covenant with the said Grantee(s), their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors, assigns and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **GRANTOR**, by its sole Member and Manager, **Donald L. Yessick**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15<sup>th</sup> day of April, 2015.

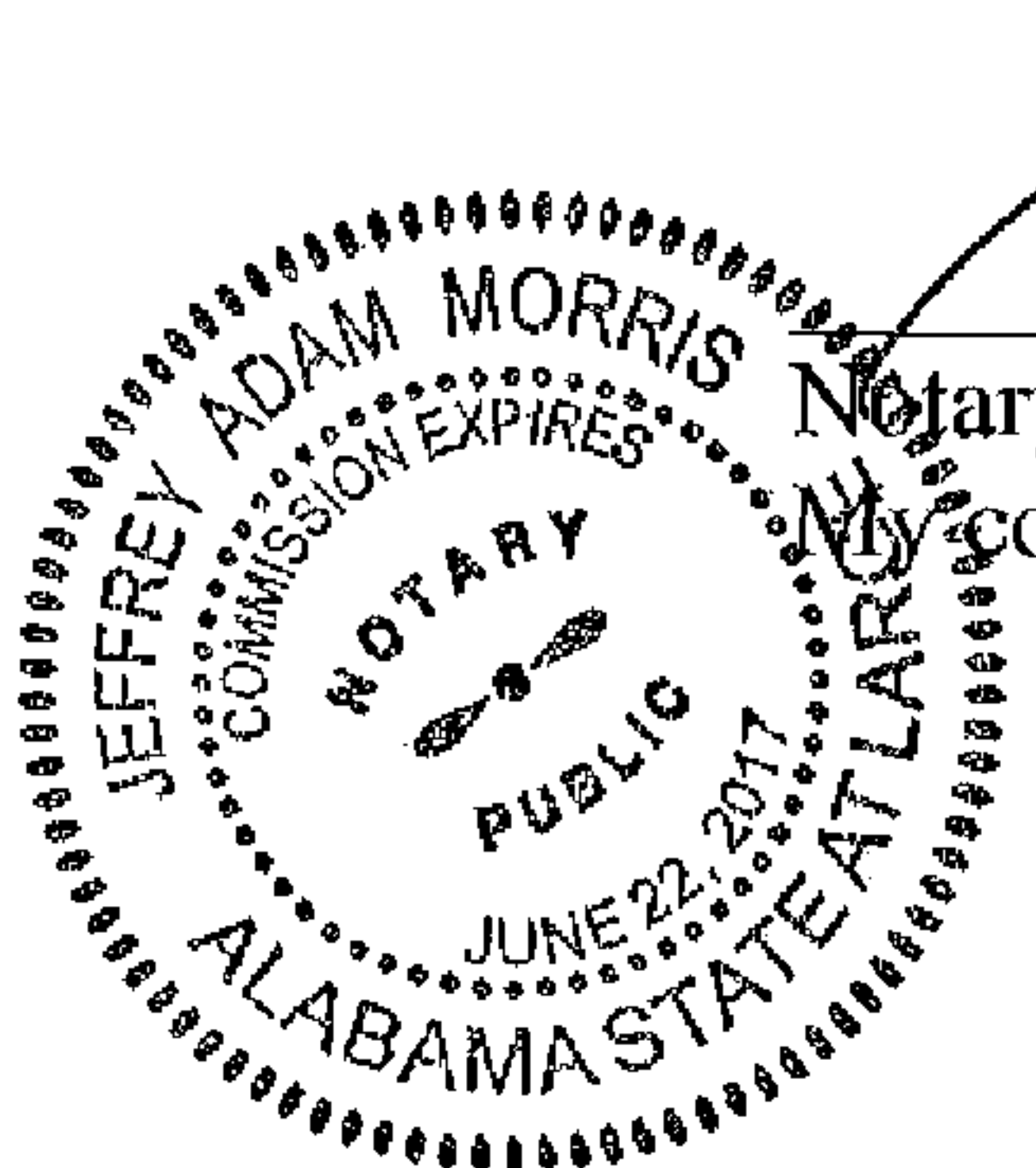
 (SEAL)  
Yessick Properties, LLC, an Alabama  
Limited Liability Company, by Donald L.  
Yessick, its Manager

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald L. Yessick**, whose name as Manager of Yessick Properties, LLC, is signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily in his capacity as Manager on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of April 2015.

Notary Seal

 Notary Public.  
My commission expires:

## Real Estate Sales Validation Form

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

Grantor's Name Yessick Properties LLC Grantee's Name James O, Sessie B, James Stewart Sui  
 Mailing Address 1661 Alex Ave Mailing Address Deborah Smith Ross  
Auburn AL 36830 839 Reach Crest  
Birmingham, AL 35242

Property Address 839 Reach Crest Date of Sale 4/15/15  
Birmingham AL Total Purchase Price \$ 135,000.00  
35242 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  
☒ Closing Statement



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/20/2015 02:04:09 PM  
 \$155.00 CHERRY  
 20150420000127530

- ☐ Appraisal  
☐ Other \_\_\_\_\_

*Jeff Morris*

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 4/15/17

Print Jeff Morris

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one