

This instrument prepared by:  
Christa C. Ketchum  
1220 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Andrew T. Schmidt and Leslie G. Schmidt  
105 Brynleigh Drive  
Chelsea, AL 35043

20150701000221490  
07/01/2015 02:02:43 PM

**WARRANTY DEED**

**DEEDS 1/2**

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Ninety-Five Thousand And No/100 Dollars (\$195,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Ellen Dean Lazarre formerly known as Ellen Dean and husband Brandon Lazarre (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Andrew T. Schmidt and Leslie G. Schmidt, husband and wife (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 31, according to the Survey of Brynleigh Estates, as recorded in Map Book 19, Page 139, in the Probate Office of Shelby County, Alabama.

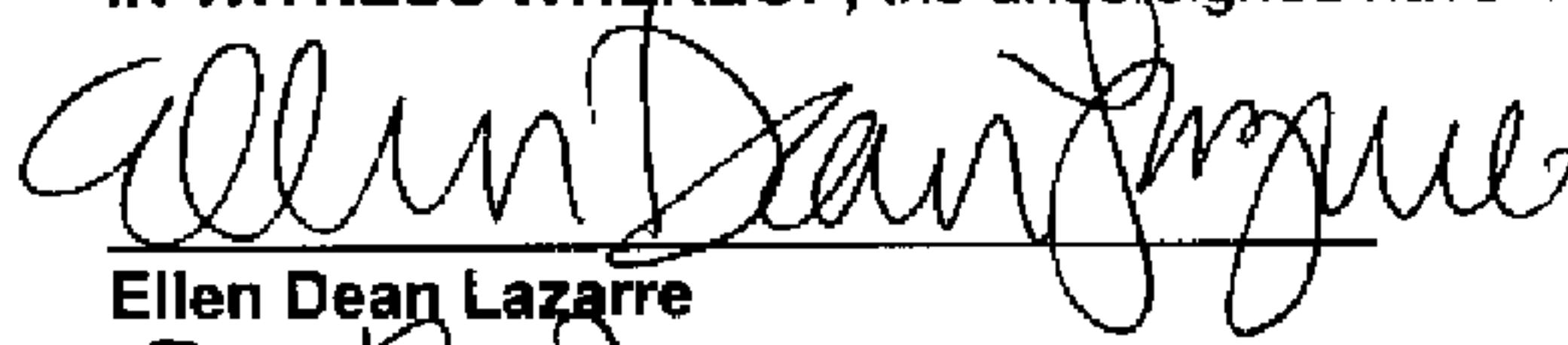
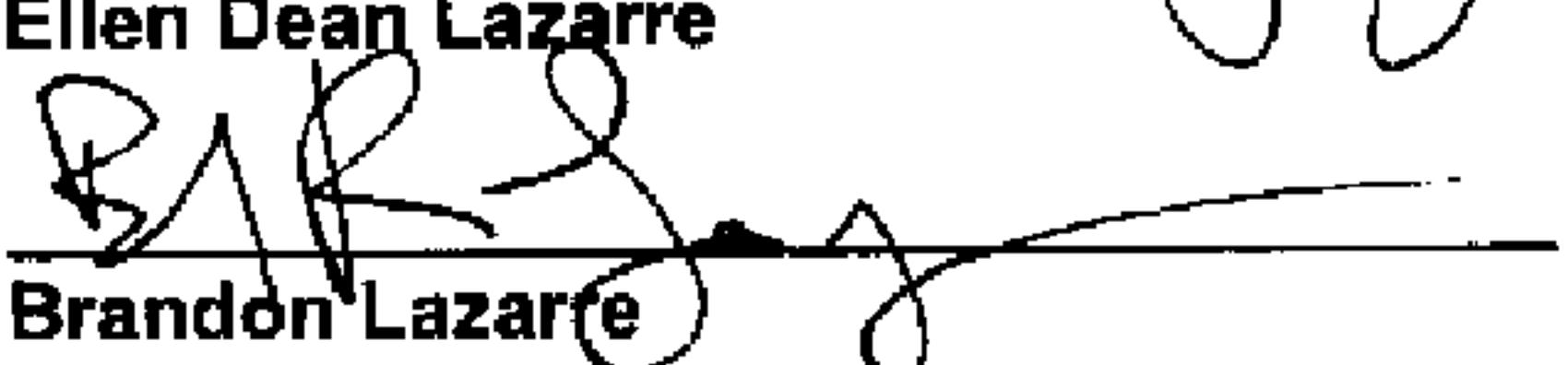
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety-Nine Thousand One Hundred Ninety-Two And No/100 Dollars (\$199,192.00) 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 June 22, 2015.

  
Ellen Dean Lazarre  
  
Brandon Lazarre

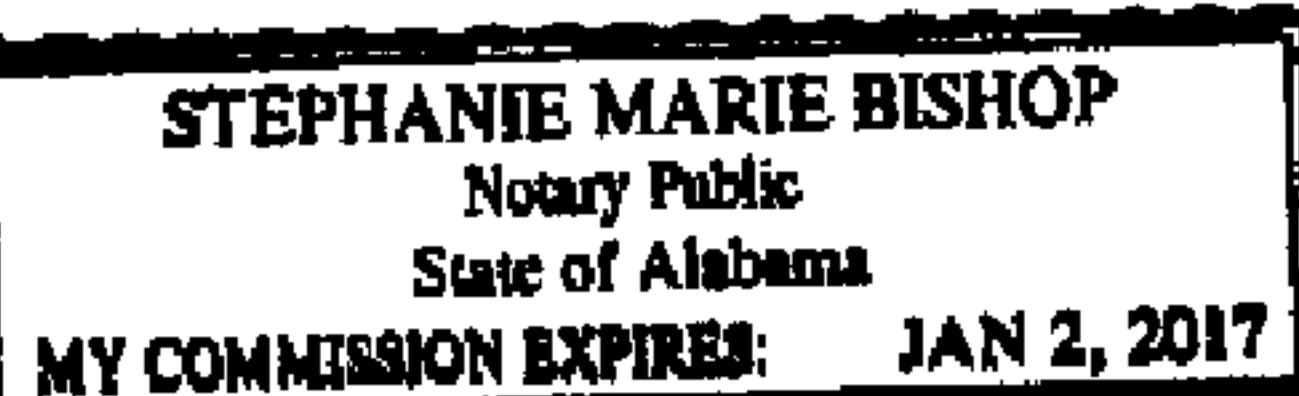
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Ellen Dean Lazarre formerly known as Ellen Dean and husband Brandon Lazarre whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 22<sup>nd</sup> day of June, 2015.

  
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 Ellen Dean Lazarre and Brandon Lazarre Grantee's Name Andrew T. Schmidt and Leslie G. Schmidt

Mailing Address 105 Brynleigh Drive Chelsea, AL 35043 Mailing Address \_\_\_\_\_

Property Address 105 Brynleigh Drive Chelsea, AL 35043 Date of Sale June 22, 2015  
 Total Purchase Price \$195,000.00  
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  Appraisal  
 Sales Contract  Other:  
 Closing Statement

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 - Ellen Dean Lazarre and Brandon Lazarre, 105 Brynleigh Drive, Chelsea, AL 35043.

Grantee's name and mailing address - Andrew T. Schmidt and Leslie G. Schmidt, ..

Property address - 105 Brynleigh Drive, Chelsea, AL 35043

Date of Sale - June 22, 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: June 22, 2015

Sign   
 Agent



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 07/01/2015 02:02:43 PM  
 \$18.00 DEBBIE  
 20150701000221490

