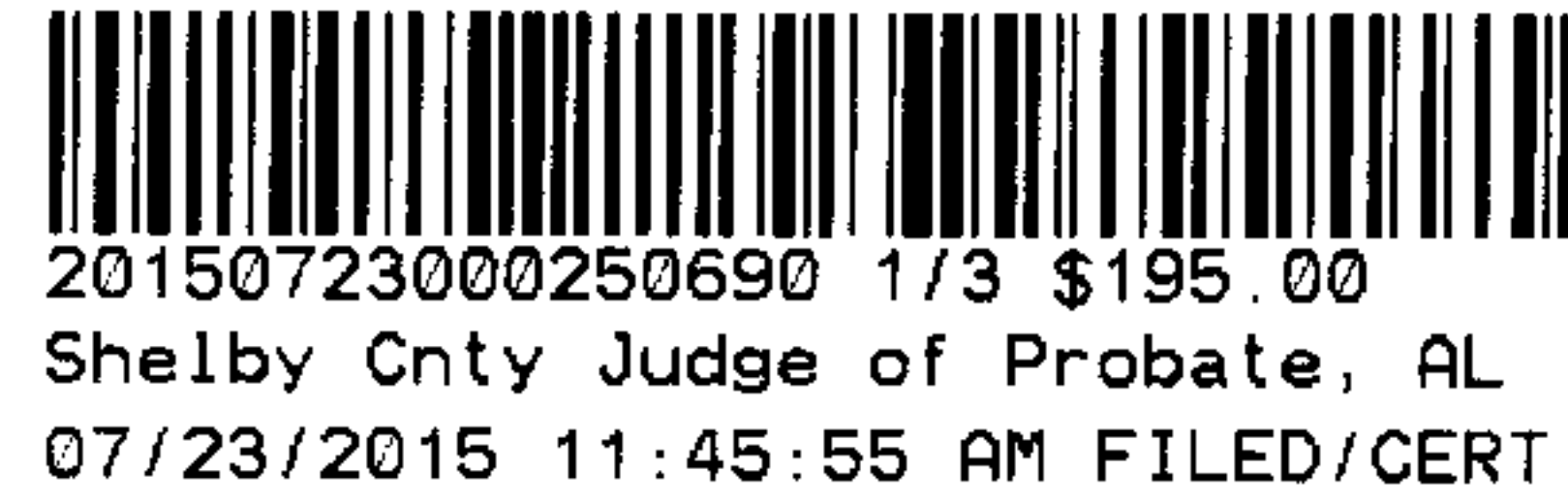


MC1500258
Send tax notice to:
Joseph Smith
4332 Morningside Drive
Helena, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars (\$174,900.00) in hand paid to the undersigned, **John H. Bennett Jr., an unmarried man** (hereinafter referred to as "Grantor"), by **Joseph Smith** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, Block 3, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

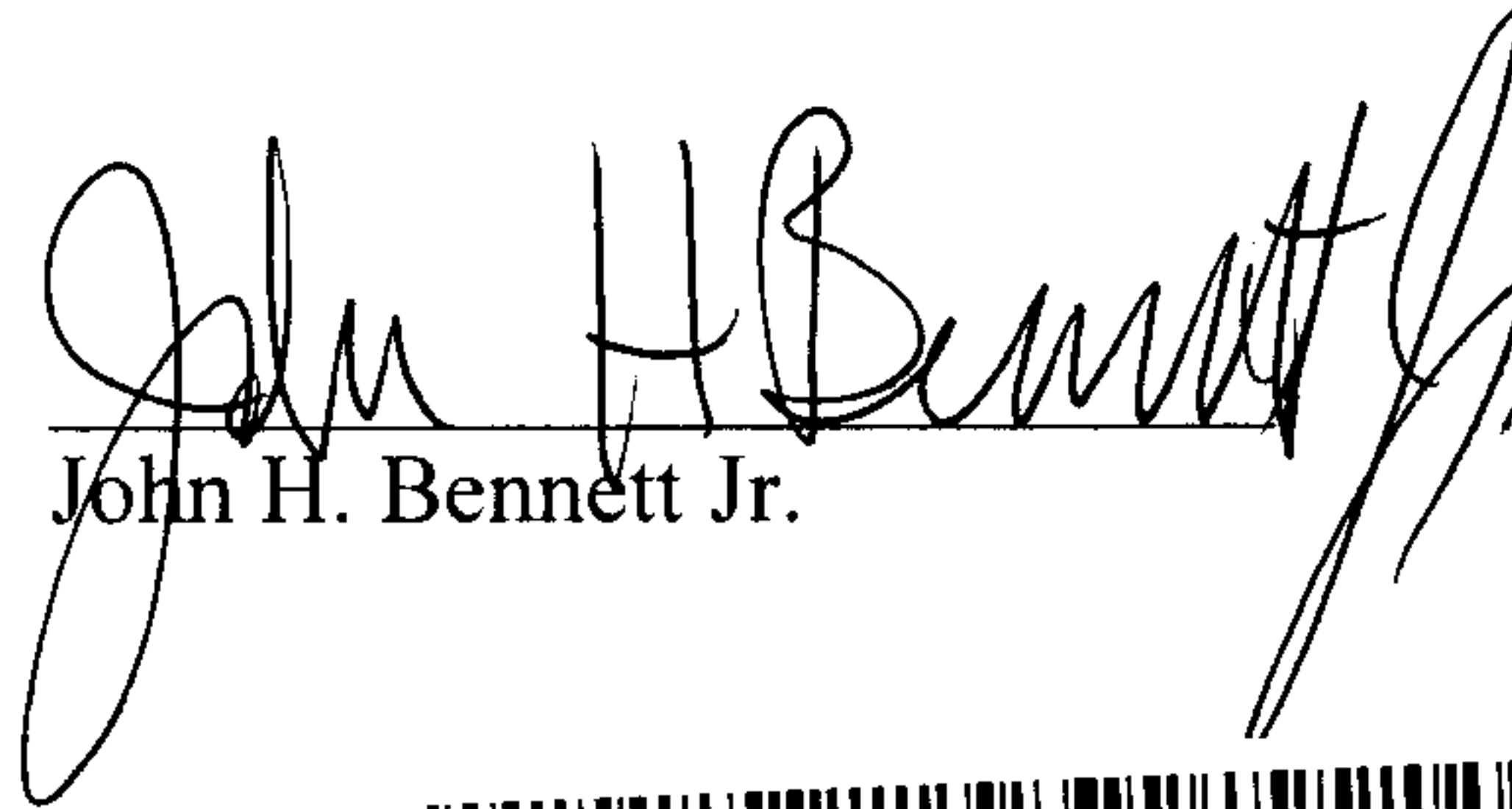
\$166,155.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.


The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

Shelby County, AL 07/23/2015
State of Alabama
Deed Tax: \$175.00

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the
day of July, 2015.


John H. Bennett Jr.


20150723000250690 2/3 \$195.00
Shelby Cnty Judge of Probate, AL
07/23/2015 11:45:55 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that John H. Bennett Jr., an unmarried man, whose name is signed to the foregoing
instrument, and who is known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, he executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this, the 20 day of July, 2015.

(Notary Seal)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: 4-14-19



Real Estate Sales Validation Form

NTC1500250

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

Grantor's Name JOHN H. BENNETT, JR.
Mailing Address 3220 ALTALOMA DR.
VESTAVIA, AL
35216

Grantee's Name JOSEPH SMITH
Mailing Address 4332 MORNINGSIDE DR.
HELENA, AL
35080

Property Address 4332 MORNINGSIDE DR.
HELENA, AL
35080

Date of Sale 7-20-15

Total Purchase Price \$ 174,900.00

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
☒ 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 or the assessor's current market value.

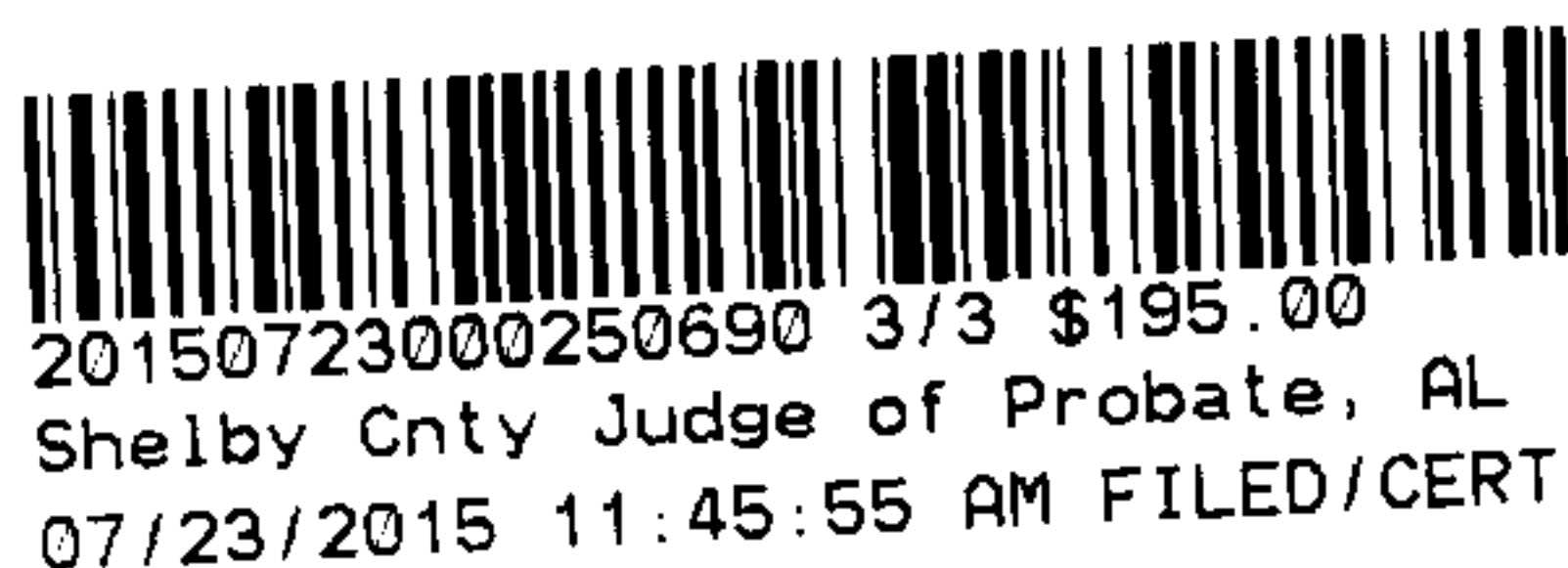
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7-21-15

Print Caitlin Hardee Graham

Unattested



Sign

Caitlin Hardee Graham

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1