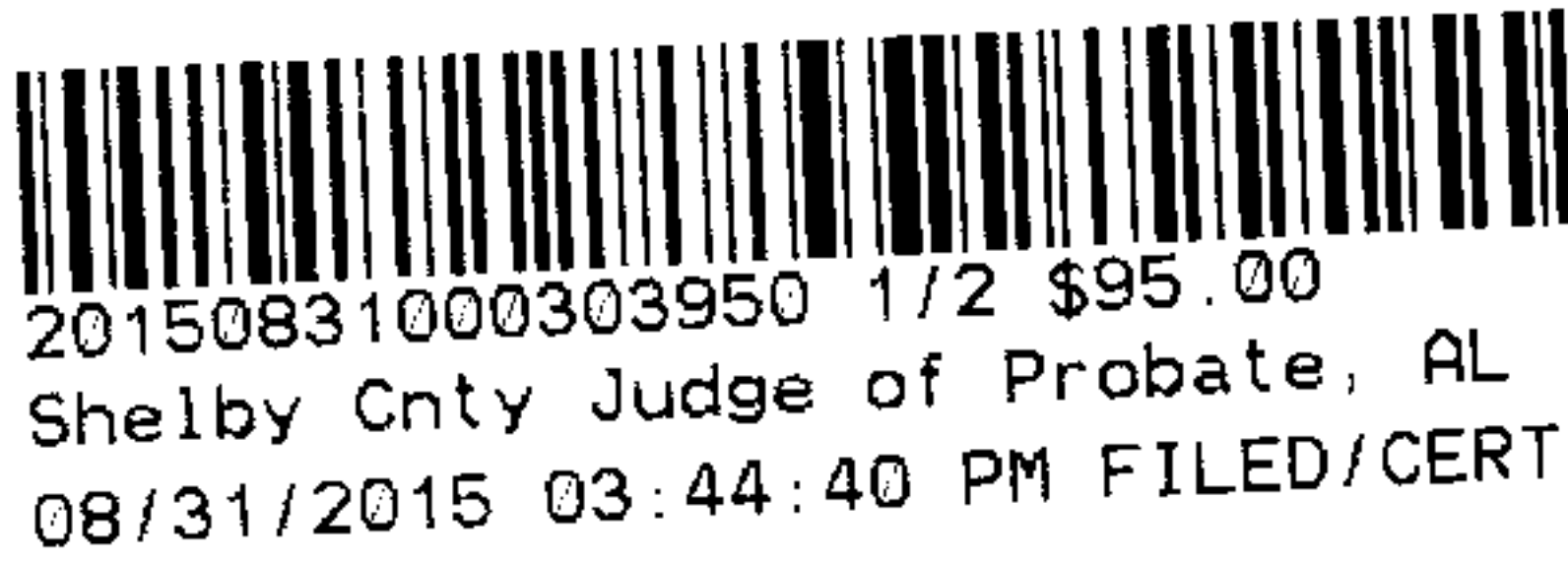


SEND TAX NOTICE TO:  
Jonathan Smith  
436 12<sup>th</sup> Street SW  
Alabaster, Alabama 35007

This instrument was prepared by  
McClelland Law, LLC  
104 E. College Street  
Columbiana, AL 35051

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA                   §  
COUNTY OF SHELBY               §



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE DOLLAR and 00/100 (\$1.00)**

To the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Jonathan **Smith**, (a married man) do hereby grant, bargain, sell and convey unto **Jonathan Smith and (wife) Kendra Ashley Smith** (herein referred to as grantee, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 18 and 19, according to the Survey of Sector 2 of Fall Acres Subdivision, as recorded in Map Book 5, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama being situated in and being a part of the SE ¼ of the NE ¼ of Section 3. Township 21 South, Range 3 West, Shelby County, Alabama.

SOURCE OF TITLE: Map Book 5 Page 16

Subject to:

- (1) Taxes for the year 2015 and subsequent years.
- (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
- (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their 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 a 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 said **GRANTEE**, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set her hand and seal, this 31<sup>ST</sup> day of August, 2015.

  
Grantor

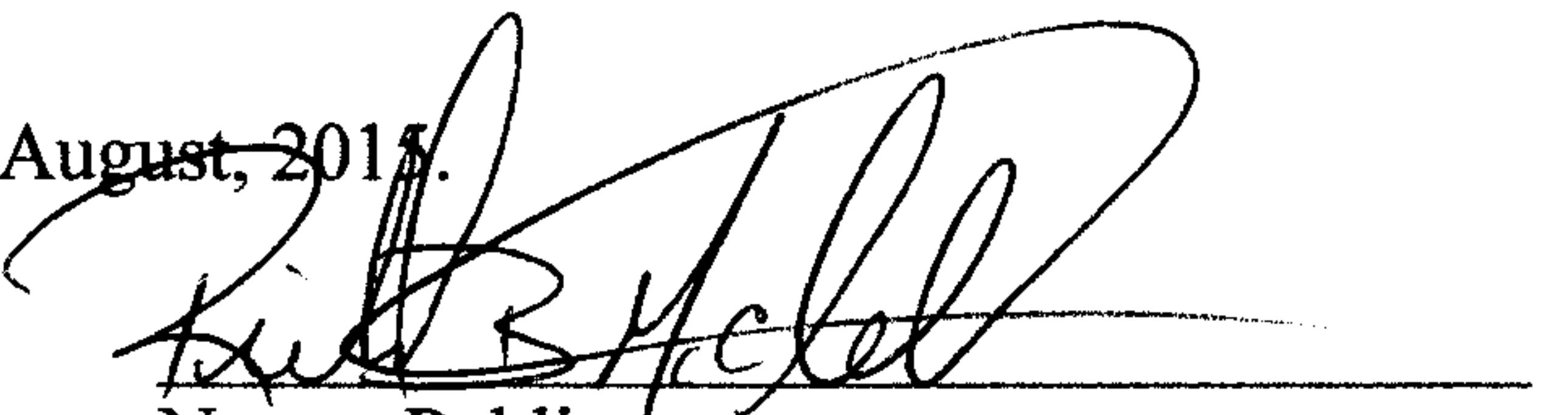
Shelby County, AL 08/31/2015  
State of Alabama  
Deed Tax: \$78.00

STATE OF ALABAMA                   §  
COUNTY OF SHELBY               §

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jonathan Smith**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>ST</sup> day of August, 2015.

SEAL

  
Notary Public.  
My Commission Expires 10-16-2018

# Real Estate Sales Validation Form

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

Grantor's Name Jonathan Smith  
Mailing Address 436 12<sup>th</sup> Street SW  
Alabaster, AL 35007

Grantee's Name Jonathan Smith and  
Mailing Address Kendra Ashley Smith  
436 12<sup>th</sup> Street SW  
Alabaster, AL 35007

Property Address 436 12<sup>th</sup> Street SW  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 155,300 1/2 = 77,650.



20150831000303950 2/2 \$95.00  
Shelby Cnty Judge of Probate, AL  
08/31/2015 03:44:40 PM FILED/CERT

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 ASSESSMENT RECORD 2015

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 8/31/2015

Print Richard McClelland

☐ Unattested

Assessor's Market Value  
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one