

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Debbie Angell

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STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )                                   **WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **LOVE AND AFFECTION** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DIANE SIROIS, AS EXECUTRIX OF THE ESTATE OF ROBERT JOHN ANGELL, DECEASED, SHELBY COUNTY PROBATE CASE NO. #PR--2012-000742**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **DEBBIE ANGELL**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

**Lot 7 Block 4 According to the Survey of Meadowlawrk, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.**

**Note: This conveyance is not for consideration as it is inheritance under the Last Will and Testament of Robert John Angell, deceased.**


**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.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 2<sup>o</sup> day of May, 2015.



20151229000442040 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/29/2015 02:22:24 PM FILED/CERT

GRANTOR

Diane Snow, EXECUTOR

DIANE SIROIS, As Executrix  
of The ESTATE OF ROBERT JOHN ANGELL


STATE OF ALABAMA )  
COUNTY OF SHELBY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that DIANE SIROIS, as Executrix of the ESTATE OF ROBERT JOHN ANGELL, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, with authority and in her capacity as such Executrix of the estate, executed the same voluntarily on the day the same bears date

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20 day of May, 2015

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 5/15/2016

  
20151229000442040 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/29/2015 02:22:24 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Robert Angell
Mailing Address 1307 Waxwing Cir
Alabaster 35007

Grantee's Name Debbie Angell
Mailing Address 1307 Waxwing Cir
Alabaster AL 35007

Property Address 1307 Waxwing Cir
Alabaster AL 35007

Date of Sale 5/20/15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 219,940



20151229000442040 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/29/2015 02:22:24 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

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

Print DEBBIE ANGELL

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one