



20160202000033720 1/5 \$30.00
Shelby Cnty Judge of Probate, AL
02/02/2016 12:12:28 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Jonathan Green, Esq.
1401 Providence Park, Suite 250
Birmingham AL 35242

SEND TAX NOTICE TO:

Sidney Smith Brand
109 Shamrock Circle
Savannah, GA 31406

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

STATUTORY WARRANTY DEED

(without survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Sidney Smith Brand, Personal Representative of the Estate of **Rudolph Bertran Smith A/K/A R. Bertran Smith A/K/A R.B. Smith A/K/A Bert Smith**, deceased; and **Sidney Smith Brand** and **Stacy Smith**, the residuary beneficiaries of the Estate of **Rudolph Bertran Smith A/K/A R. Bertran Smith A/K/A R.B. Smith A/K/A Bert Smith**, deceased

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Sidney Smith Brand, a married woman; and
Stacy Smith, an unmarried woman.

(herein referred to as Grantee, whether one or more), all of his/her/their interest in the following described real estate, as **tenants in common**, situated in **Shelby County, Alabama**, to-wit:

Lot 2, according to R.R.D. Property Survey, as recorded in Map Book 40, Page 35, in the Probate office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, **as tenants in common**, their heirs and assigns, forever;

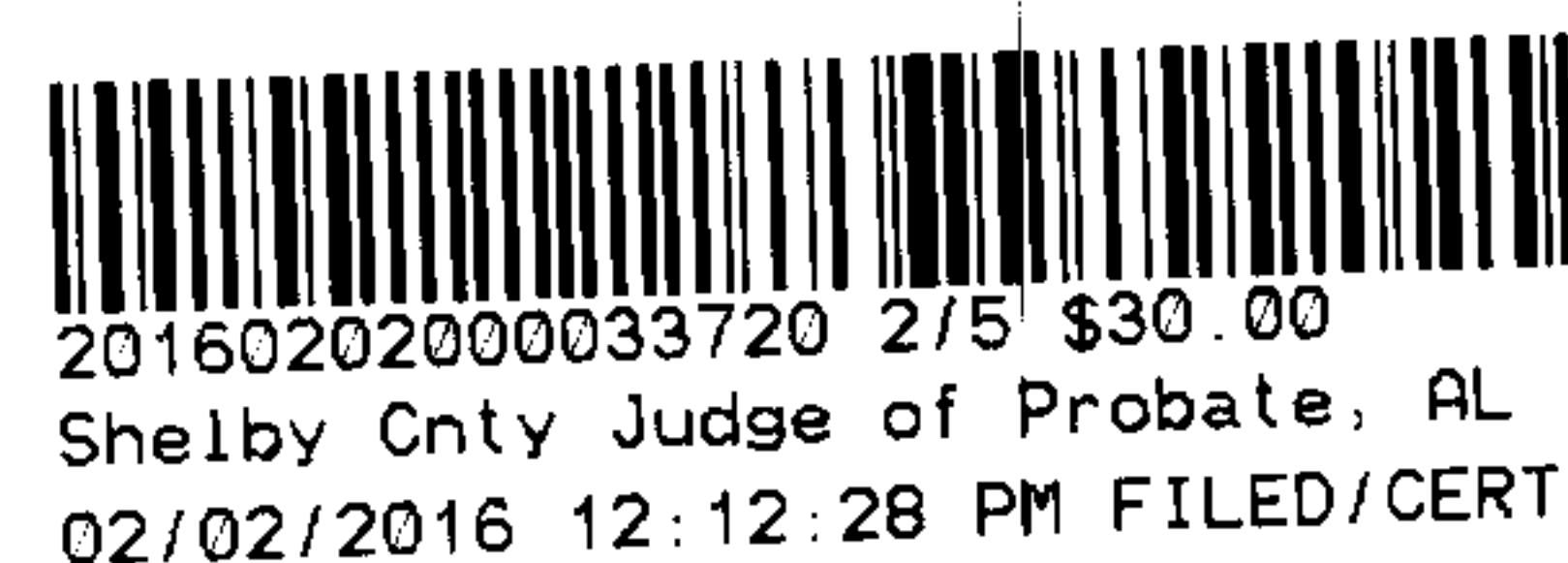
Subject to:

1. All restrictions, conditions, agreements, rights of way, covenants and easements of record;
2. 2016 ad valorem taxes, a lien, but not yet due and payable;
3. Any mineral and mining rights not owned by the Grantor;
4. Rights of parties in possession of any or all of the described real estate;
5. **This conveyance is subject to all terms, conditions, restrictions and limitations set forth in that certain Last Will and Testament of Rudolph Bertran Smith A/K/A R. Bertran Smith A/K/A R.B. Smith A/K/A Bert Smith, deceased, that was filed and probated in the Office of the Judge of Probate of Jefferson County, Alabama, on or about the 26th day of May, 2015, Case No. 2015-225322, which are incorporated by reference and made a part hereof.**
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law, whether or not shown by public records;
7. Taxes or assessments which are existing liens; and
8. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

NOTE: (a) The Grantor covenants and warrants that the described real estate referenced herein does not in any way constitute any part of the Grantor's Homestead.
(b) This deed has been prepared without the benefit of a survey or of a title examination or title binder and all information contained herein has been provided by the Grantor and the Grantee.
(c) **Rudolph Bertran Smith A/K/A R.B. Smith A/K/A Bert Smith** is one and the same person as **R. Bertran Smith**.
(d) This is an executor's deed for the purpose of dispersing the property according to the Will of **Rudolph Bertran Smith A/K/A R. Bertran Smith A/K/A R.B. Smith A/K/A Bert Smith**.
(e) Source of Title: Deed from RBS Pelham, LLC to R. Bertran Smithy dated November 18, 2008, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on November 25, 2008, in 20081125000449260.

Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.



IN WITNESS WHEREOF, **Sidney Smith Brand**, in her capacity as Personal Representative of the Estate of **Rudolph Bertran Smith A/K/A R. Bertran Smith A/K/A R.B. Smith A/K/A Bert Smith**, deceased, Case No. **2015-225322**, has caused this deed to be executed this 12 day of January, 2016.

Sidney Smith Brand
Sidney Smith Brand

STATE OF GEORGIA)
Chatham COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Deborah Wright, a Notary Public in and for said County, in said State, hereby certify that **Sidney Smith Brand**, whose name as Personal Representative for the Estate of **Rudolph Bertran Smith A/K/A R. Bertran Smith A/K/A R.B. Smith A/K/A Bert Smith**, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance she, in her capacity as such Personal Representative, has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 12th day of January, 2016.

Deborah Wright
Notary Public
My Commission Expires: 1-27-2017

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12 day of January, 2016.

Sidney Smith Brand
Sidney Smith Brand


STATE OF GEORGIA)
Chatham COUNTY)

GENERAL ACKNOWLEDGEMENT:

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

Given my hand and official seal this 12th day of January, 2016.

Deborah Wright
Notary Public
My Commission Expires: 1-27-2017


20160202000033720 3/5 \$30.00
Shelby Cnty Judge of Probate, AL
02/02/2016 12:12:28 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of January, 2016.

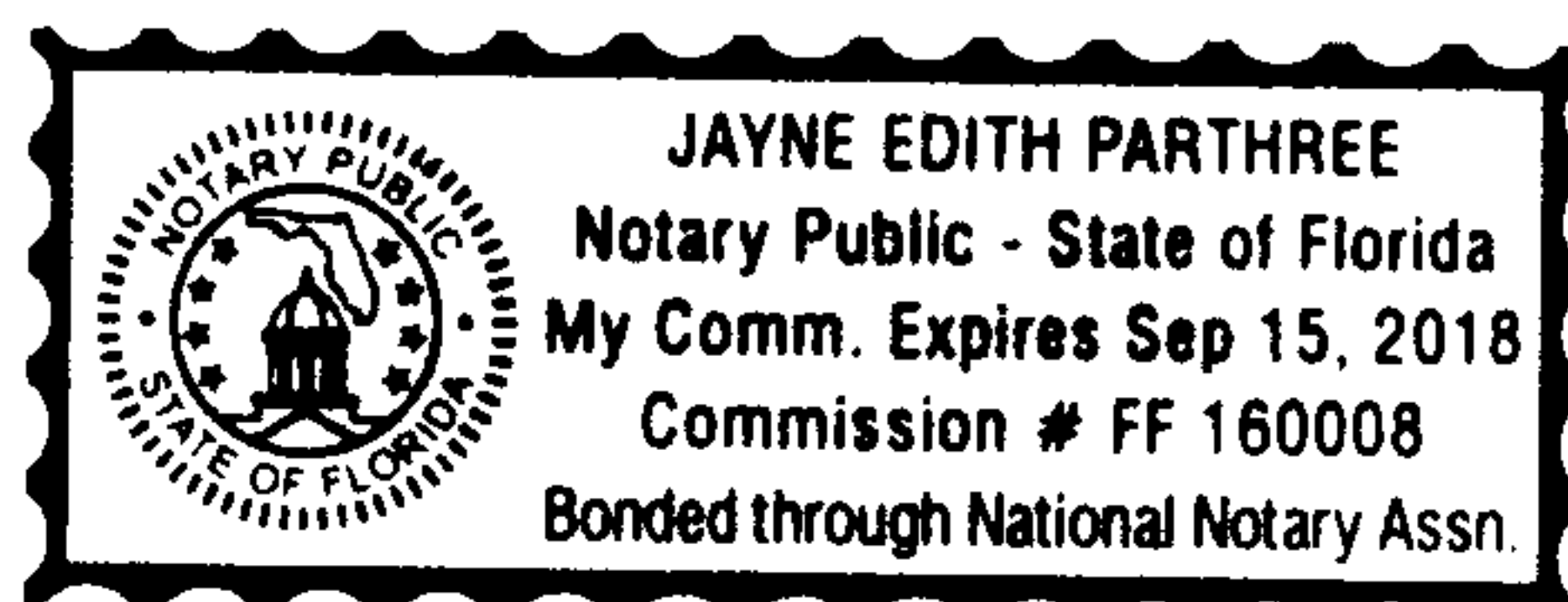
Stacy Smith
Stacy Smith

STATE OF FLORIDA)
Polk COUNTY)

GENERAL ACKNOWLEDGEMENT:

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

Given my hand and official seal this 5th day of January, 2016.



Jayne Edith Parthree
Notary Public
My Commission Expires: 9/15/16

20160202000033720 4/5 \$30.00
Shelby Cnty Judge of Probate, AL
02/02/2016 12:12:28 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 Sidney Smith Brund PR
Mailing Address 109 Shamrock Circle
Savannah, GA 31406

Grantee's Name Sidney Smith Brund
Mailing Address Stacy Smith
109 Shamrock Circle
Savannah, GA 31406

Property Address 45 Yeager Parkway
Pelham, AL 35124

Date of Sale January 12, 2016

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 207,050



20160202000033720 5/5 \$30.00
Shelby Cnty Judge of Probate, AL
02/02/2016 12:12:28 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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Tax Assessor's Records |
| <input type="checkbox"/> 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 - 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 1-12-16

Print _____

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1