


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

This instrument was prepared by:
MIKE T. ATCHISON, ATTORNEY AT LAW
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Richard B. Smith
365 Gulf Shore Drive
Unit #2
Destin, FL 32541

WARRANTY DEED


20160217000050090 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/17/2016 12:13:03 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the settlement of the Estate of Basil R. Smith, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

RICHARD B. SMITH, as Personal Representative of the Estate of Basil R. Smith, deceased, Probate Case #PR-2008-000104, in the Probate Office of Shelby County, Alabama

grant, bargain, sell and convey unto

RICHARD B. SMITH, an undivided 4/9 interest;
JAKE SMITH, an undivided 1/6 interest;
JULIE SMITH, an undivided 1/6 interest;
ANDY SMITH, an undivided 1/9 interest; and
BEN SMITH, an undivided 1/9 interest

In and to the following described real estate, situated in SHELBY County, Alabama, to-wit:

All of the North ½ of the Northwest ¼ of Section 12, Township 21 South, Range 1 East, lying North of the currently existing Newsome Road a/k/a Old Columbiana-Wilsonville Road a/k/a County Road #410 and West of County Road #407.

Subject to taxes for 2016 and subsequent years, restrictions, easements and rights of way of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of December, 2015.

Estate of Basil R. Smith, deceased
Probate Case #PR-2008-000104, in
The Probate Office of Shelby
County, Alabama



By: Richard B. Smith, its Personal Representative

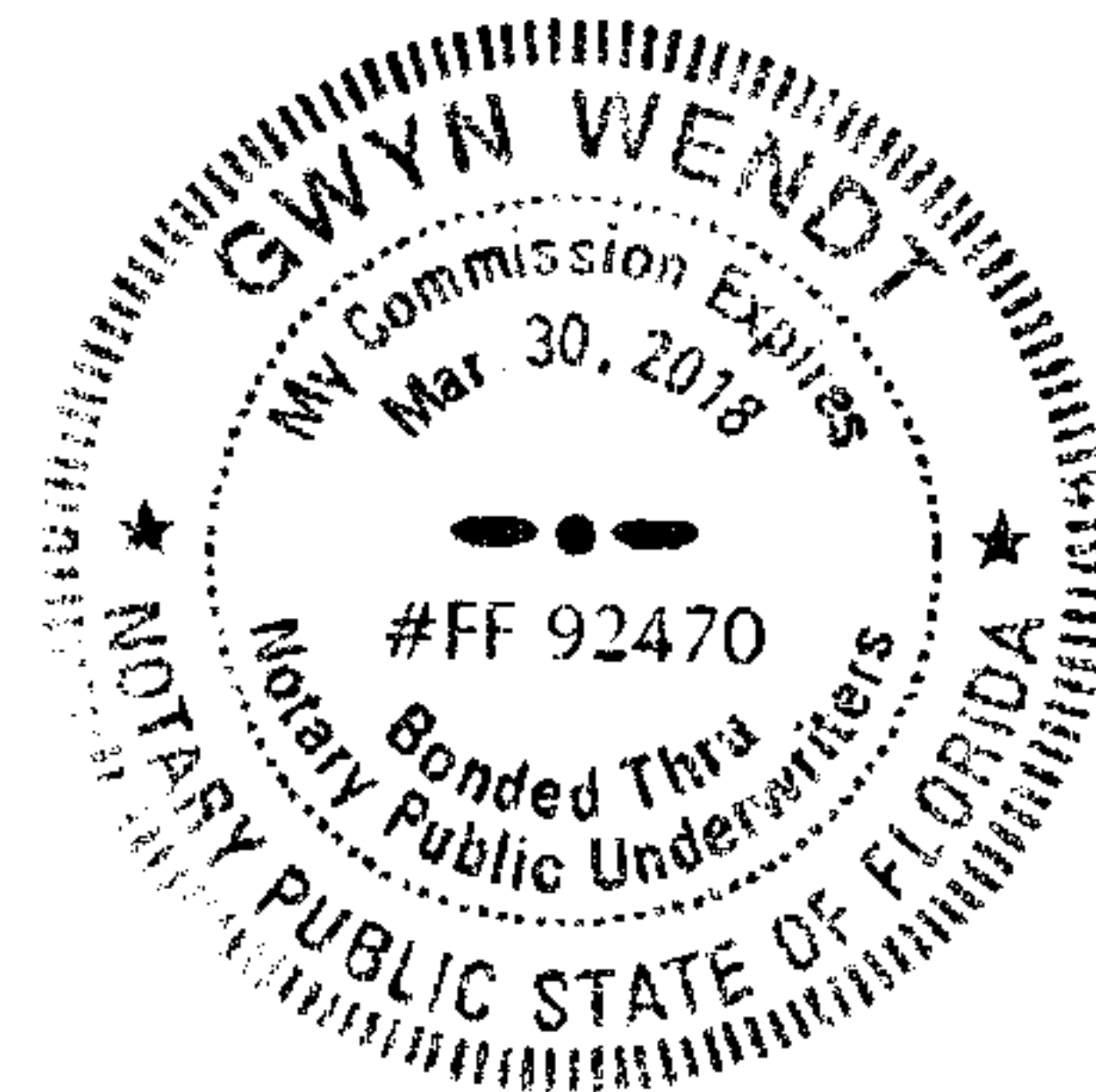
STATE OF FLORIDA
COUNTY OF Alachua

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **RICHARD B. SMITH**, whose name as Personal Representative of the Estate of Basil R. Smith, deceased, Probate Case #PR-2008-000104, in the Probate Office of Shelby County, Alabama, 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, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2015.


Notary Public

My Commission Expires: 3/30/2018



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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 Basil R. Smith
Mailing Address _____

Grantee's Name Richard B Smith
Mailing Address 3105 Gulf Shore Drive
Unit #2
Destin FL 32541


Property Address _____
Vacant property
Wilsonville, AZ 33184

Date of Sale 12/29/15
Total Purchase Price \$ _____
or
Actual Value \$ 5,000.00
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


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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 2/17/16

Print Janet F. Parson

☐ Unattested

Sign Janet F. Parson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1