

Send Tax Notice to:
Smyer Lake Homeowners
Association, Inc.
P. O. Box 59571
Birmingham, Alabama 35259

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203



20160506000154240 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
05/06/2016 01:29:59 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Twenty Thousand and no/100 Dollars (\$20,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **Ingrid L. Smyer-Kelly, a married woman**, does grant, bargain, sell and convey unto **Smyer Lake Homeowners Association, Inc.** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of Lot 3A of Survey of Mountain View Lake Company, First Sector, said point being a Found 1" Open Top and being the Point of Beginning for this Property; thence run in a Northeasterly direction for a distance of 252.47 feet along the Southeasterly line of Lot 1 of the Howard Addition to Dunavent Valley Road to a Found 3/8" Rebar; thence turn an interior angle of 42 degrees 11 minutes 03 seconds and run Southerly a distance of 228.29 feet to a Found Pk Nail in Smyer Lake Road; thence turn an interior angle of 76 degrees 20 minutes 14 seconds and run a distance of 174.48 feet to the Point of Beginning.

This property does not have a physical address. Metes & Bounds only.

Subject to:

1. 2016 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

Shelby County, AL 05/06/2016
State of Alabama
Deed Tax: \$20.00

The property described herein is not the homestead of the grantor nor that of her spouse.


Ingrid L. Smyer-Kelly is one and the same person as Ingrid L. Smyer.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this
the 3rd day of May, 2016.


Ingrid L. Smyer-Kelly

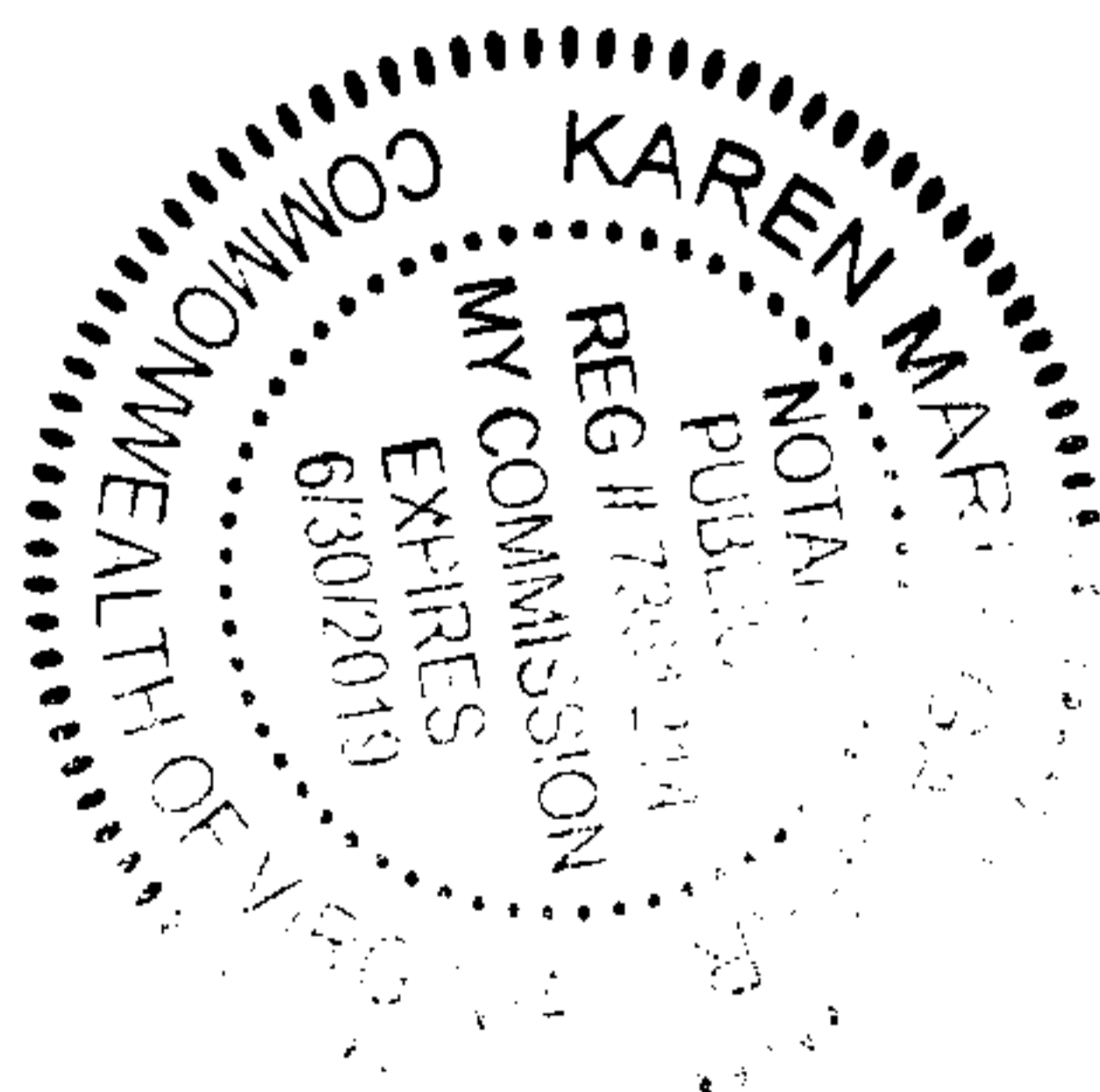
Seller's Address:
2480 N. Dogwood Lane
Charlottesville, VA 22901

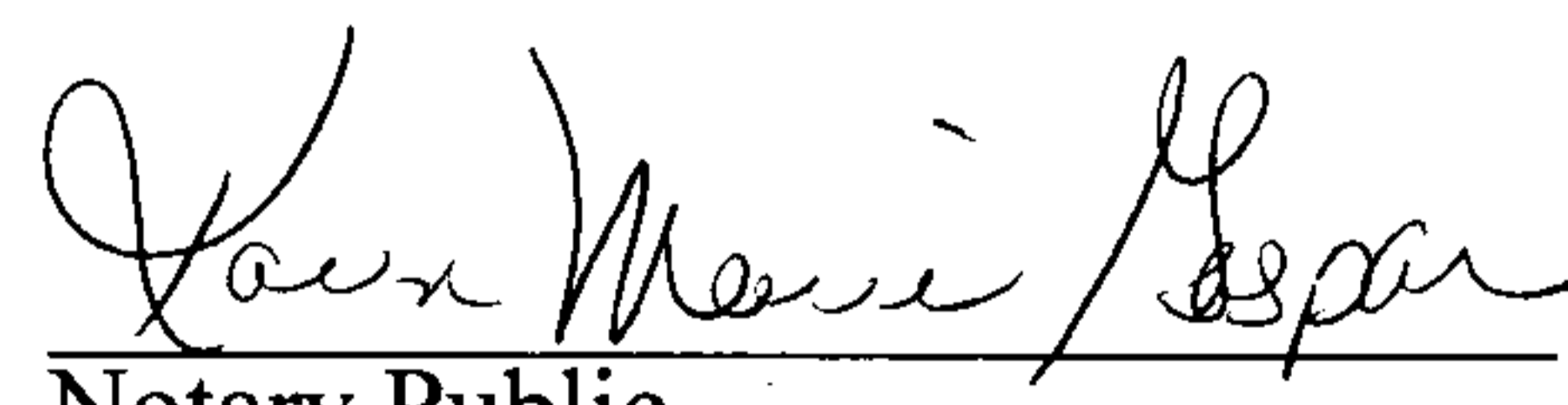

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STATE OF VIRGINIA
COUNTY OF ALBEMARLE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ingrid L. Smyer-Kelly, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of May, 2016.




Notary Public
My Commission expires: 6/30/2019

Real Estate Sales Validation Form

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

Grantor's Name Ingrid L. Smyer-Kelly Grantee's Name Smyer Lake Homeowners Association, Inc.
Mailing Address 2480 N. Dogwood Lane Mailing Address P.O. Box 59571
Charlottesville Birmingham
Virginia 22901 Alabama 35259

Property Address Metes & Bounds Date of Sale May 5, 2016
Shelby County Total Purchase Price \$20,000.00
Alabama 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 5/5/16

Print Harold H. Gangs

Unattested Debra Ann Webb Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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