

20160608000197670  
06/08/2016 01:05:54 PM  
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
ESTES CLOSINGS, LLC  
2188 Parkway Lake Drive  
Hoover, Alabama 35244

SEND TAX NOTICE TO:  
James J. Smith  
108 Wisteria Drive  
Alabaster, AL 35007

**WARRANTY DEED  
Joint Tenants with Rights of Survivorship**

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

)

That in consideration of the sum of **Three Hundred Fifty-Five Thousand and 00/100 Dollars (\$355,000.00)** to the undersigned grantors in hand paid by the GRANTEEs herein, the receipt whereof is hereby acknowledged, we

**Kevin Braun and Victoria Braun ( being the same as Victoria V. O'Neil), Husband and Wife**  
(herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto

**James J. Smith and Christine C. Smith**

(herein referred to as GRANTEEs, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lot 3, according to the Survey of Wisteria, as recorded in Map Book 39, page 23, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

**\$284,000.00** of the above purchase price was paid from the proceeds of a mortgage. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEEs as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEs, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEs, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS have hereunto set their signatures and seals, this the 7 day of June, 2016.

  
\_\_\_\_\_  
Kevin Braun

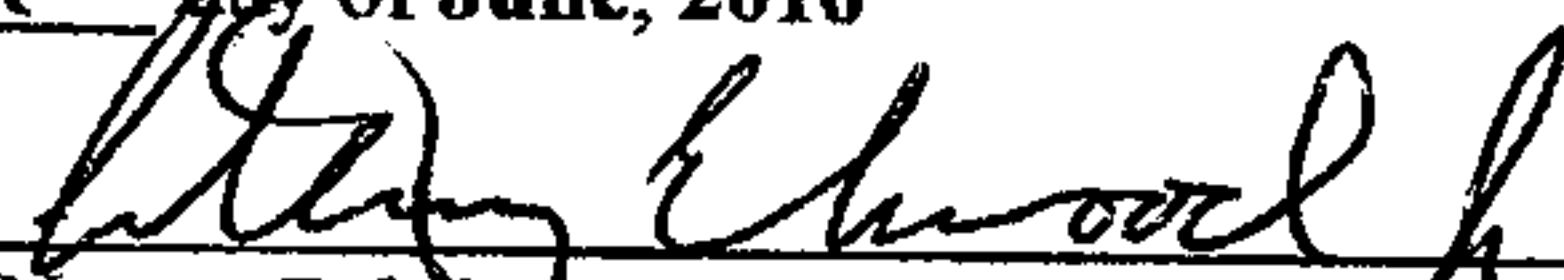
  
\_\_\_\_\_  
Victoria Braun

STATE OF MISSOURI )  
COUNTY OF St. Louis )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kevin Braun and Victoria Braun** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the 7 day of June, 2016

SEAL

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



**ANTHONY ECKWOOD**  
My Commission Expires  
April 21, 2019  
St. Louis County  
Commission #15634942

16-0228

## Real Estate Sales Validation Form

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

Grantor's Name Kevin Braun and Victoria Braun

James J. Smith and Christine

Mailing Address 108 Wisteria Drive  
Alabaster, AL 35007Grantee's Name C. SmithProperty Address 108 Wisteria Drive  
Alabaster, AL 35007Mailing Address 102 Wild Flower Trail  
Alabaster, AL 35007\*Date of Sale June , 2016Total Purchase Price \$355,000.00

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 June 7, 2016Print Kevin Braun UnattestedAnthony Eckwood  
(verified by)Sign Kevin Braun

(Grantor/Grantee/Owner/Agent) circle one



NOTARY PUBLIC  
NOTARY  
SEAL  
STATE OF ALABAMA  
Anthony Eckwood  
My Commission Expires  
April 21, 2019  
St. Louis County  
Commission #15634942

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/08/2016 01:05:54 PM  
\$88.00 CHERRY  
20160608000197670

