

This Instrument was Prepared by:
Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: James D. Smith
Angela C. Smith
173 Wild Timber Parkway
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Three Hundred Fifty Two Thousand Five Hundred Dollars and No Cents (\$352,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Scott Edward Tucker and Leigh Anne Tucker, husband and wife, whose mailing address is 173 Wild Timber Parkway, Pelham, AL 35124** (herein referred to as Grantors), do grant, bargain, sell and convey unto **James D. Smith and Angela C. Smith, husband and wife, whose mailing address is 173 Wild Timber Parkway, Pelham, AL 35124** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 173 Wild Timber Pkwy., Pelham, AL 35124**; to wit;

LOT 38, ACCORDING TO THE FINAL PLAT OF WILD TIMBER, PHASE 3, AS RECORDED IN MAP BOOK 34, PAGE 118 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$334,875.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 34, Page 118.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 34, Page 118.

Right of Way granted to Alabama Power Company by instrument recorded in Instrument No. 2004010200000230, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Instrument No. 20030430000265980, 1st amendment recorded in Instrument No. 20040324000150320, 2nd amendment recorded in Instrument No. 20050324000132380 and 3rd amendment recorded in Instrument No. 20050324000132390, in the Probate Office of Shelby County, Alabama.

Mineral and Mining rights and rights incident thereto recorded in Volume 244, at Page 587, Instrument No. 1997-9552 and Instrument No. 2000-4451 in the Probate Office of Shelby County, Alabama.

Right of Way to Plantation Pipeline, recorded in Volume 253, at Page 324, in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Wild Timber Homeowners Association filed in Instrument #20030430000265990 in the Probate Office of Shelby County, Alabama.



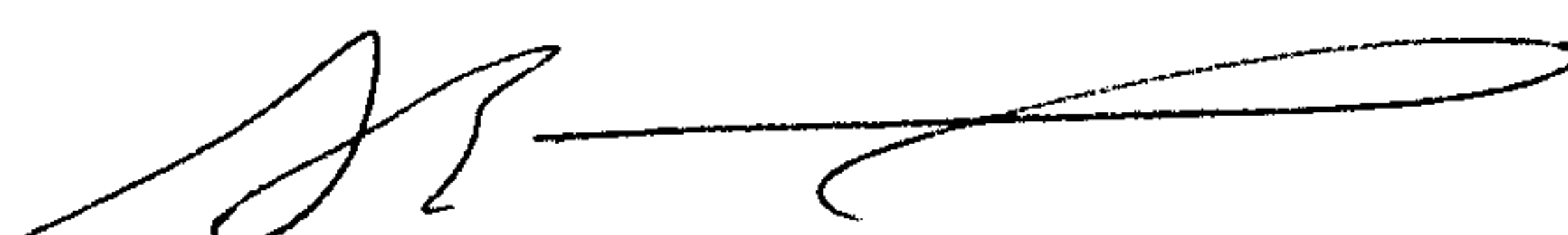
20160614000205910 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
06/14/2016 03:53:26 PM FILED/CERT

Shelby County, AL 06/14/2016
State of Alabama
Deed Tax: \$18.00

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of May, 2016.



Scott Edward Tucker



Leigh Anne Tucker

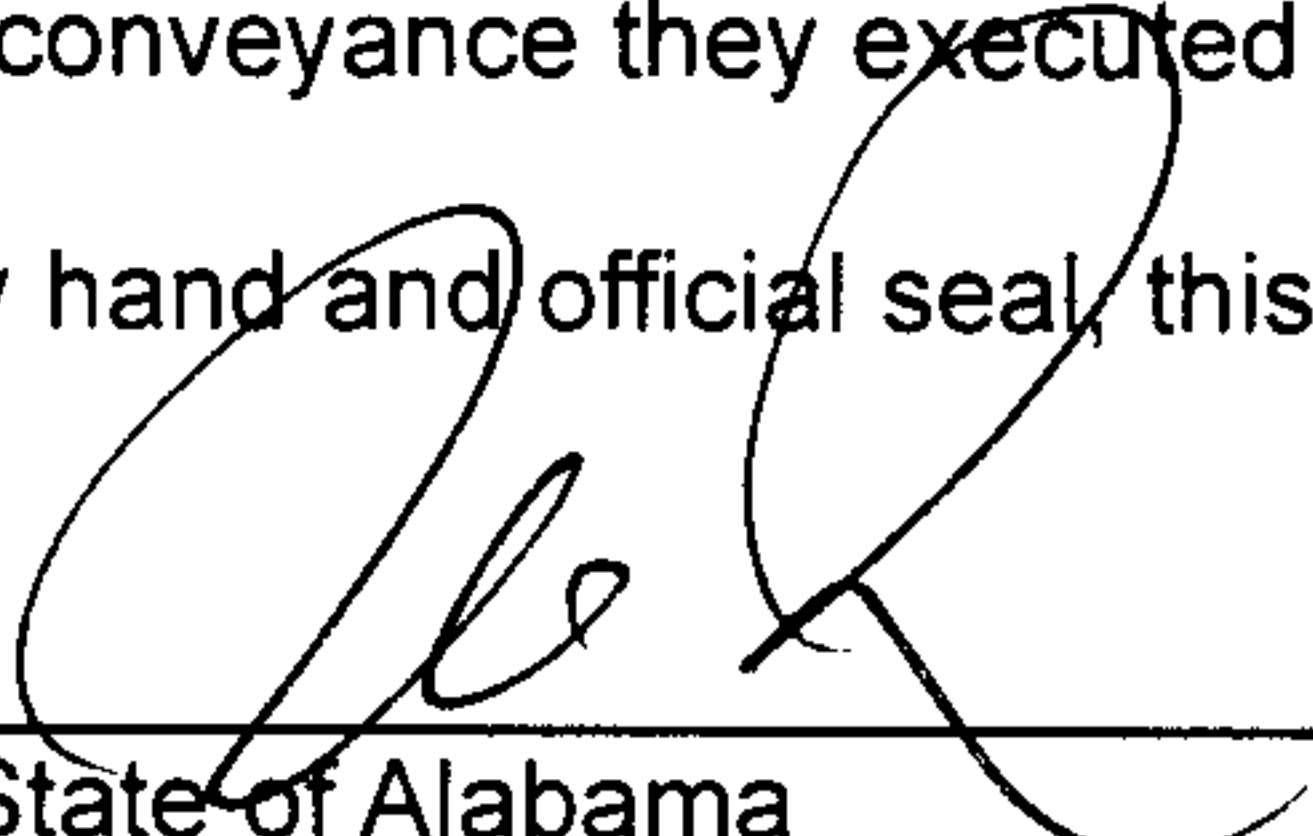
State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Scott Edward Tucker and Leigh Anne Tucker, husband and wife 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, this the 23rd day of May, 2016.

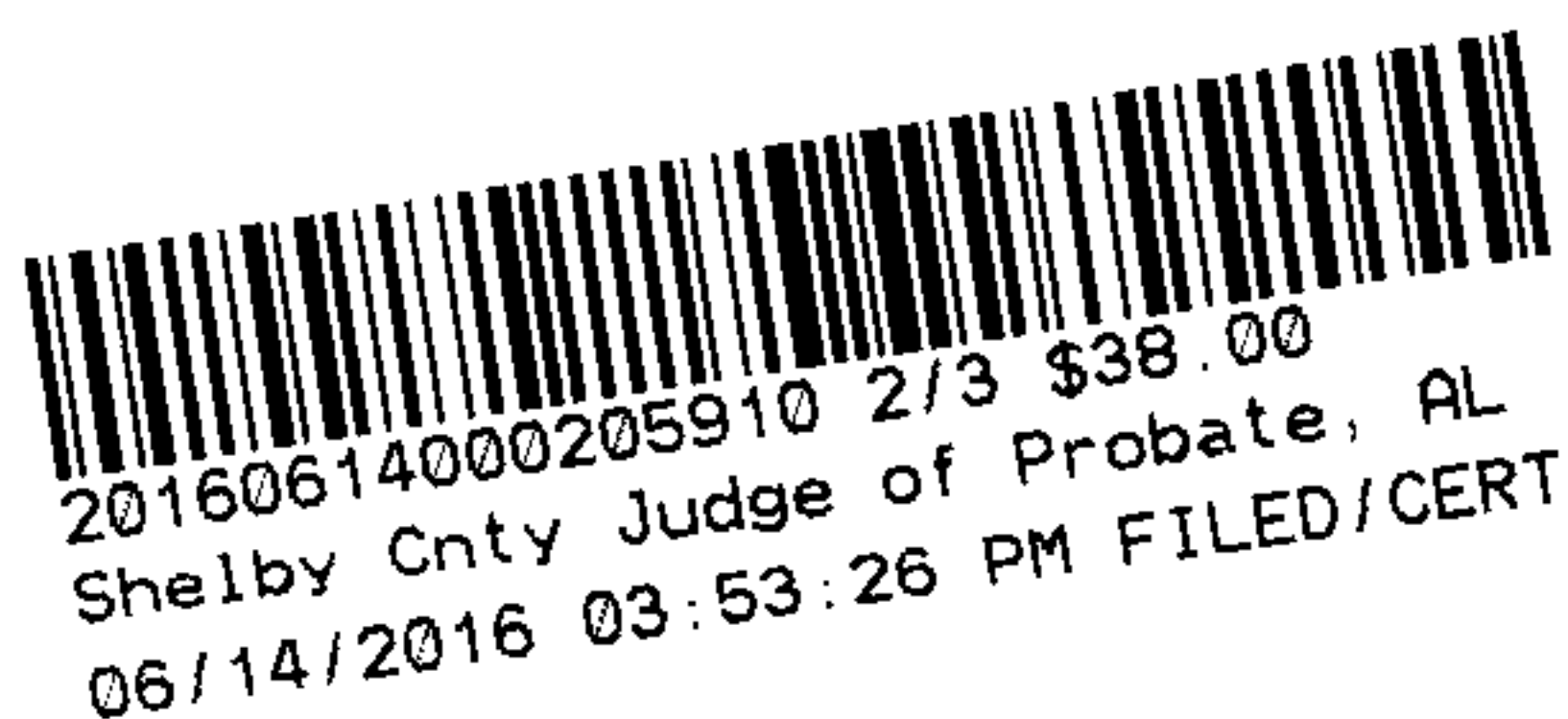


Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Scott Edward Tucker
Leigh Ann Tucker
Mailing Address 173 Wild Timber Parkway
Pelham, AL 35124

Property Address 173 Wild Timber Pkwy.
Pelham, AL 35124

Grantee's Name James D. Smith
Angela C. Smith
Mailing Address 173 Wild Timber Parkway
Pelham, AL 35124

Date of Sale May 23, 2016
Total Purchase Price \$352,500.00
or
Actual Value _____
or
Assessor's Market Value _____



20160614000205910 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
06/14/2016 03:53:26 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 ☐ 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 of 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 May 21, 2016

Unattested

(verified by)

Print Scott Edward Tucker

Sign

(Grantor/Grantee/Owner/Agent) circle one