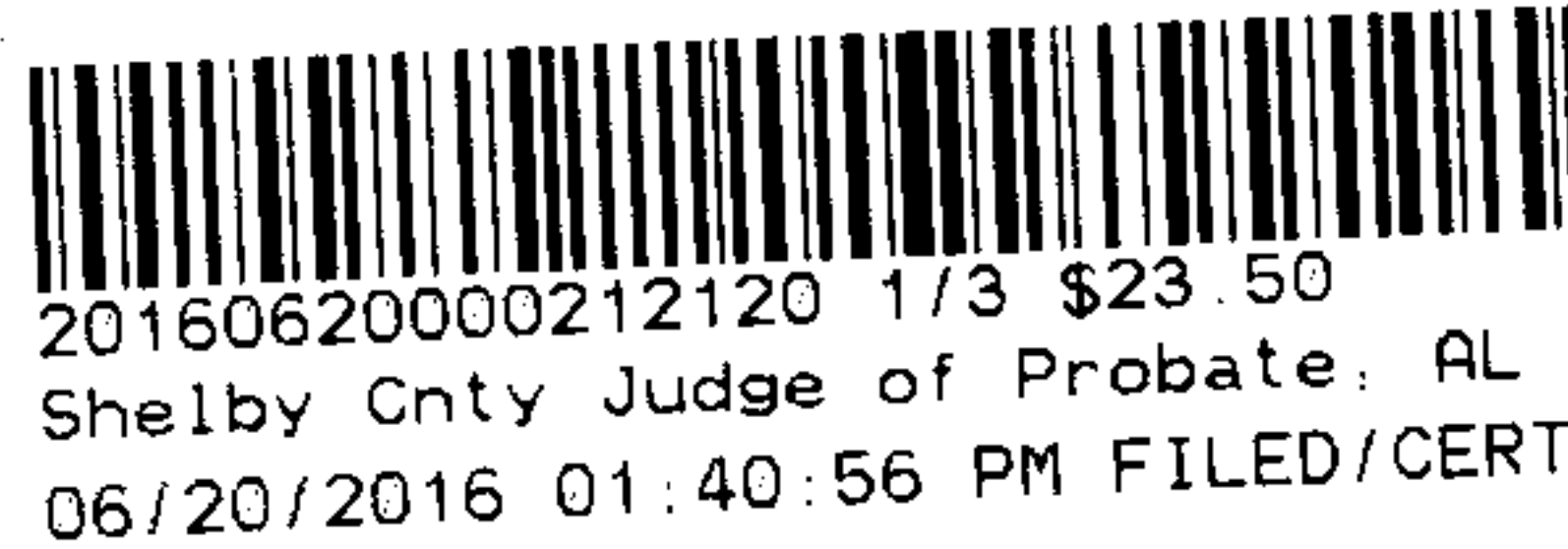


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080



Send Tax Notice to:
Brad & Mary Smelser
1407 Timber Circle
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SIXTY NINE THOUSAND (\$169,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Michael Murray** and **Sandra G. Murray**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Adam Bradley Smelser** and **Mary B. Smelser**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the amended map of Timber Park, as recorded in Map Book 13, Page 115 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, part of Lot 5, according to the amended map of Timber Park, as recorded in Map Book 13, Page 115 in the probate office of Shelby County, Alabama; being situated in Shelby County, Alabama, more particularly described as follows: Begin at the Southeasterly corner of Lot 4 of the amended map of Timber Park for the point of beginning; Thence run South 01 Degrees 00 Minutes West a distance of 2.65 feet; Thence run North 60 degrees 42 minutes 14 seconds west a distance of 134.18 feet; Thence run North 54 degrees 13 min. 10 seconds west a distance of 20.63 feet to the southwesterly corner of said Lot 4, said point also being on the Southeasterly right of way of Timber Circle; Thence run along the Southerly line of said Lot 4 South 60 degrees 42 minutes 14 seconds east a distance of 153.43 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said


County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15 day of June, 2016.

Michael Murray by Sandra G. Murray, A.F.F.
Michael Murray by Sandra G. Murray,
his attorney-in-fact

Sandra G. Murray
Sandra G. Murray


20160620000212120 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
06/20/2016 01:40:56 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Michael Murray** and **Sandra G. Murray**, 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of June, 2016.

Justin Smitherman
Notary Public
My Commission Expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 2017

Real Estate Sales Validation Form

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

Grantor's Name Michael Murray by Sandra G. Murray, his A/E Sandra G. Murray
Mailing Address 1407 Timber Circle
Helena, AL 35080

Grantee's Name Adam Bradley Smelser Mary Smelser
Mailing Address 146 Waterford Highlands Trail
Calera, AL 35040

Property Address 1407 Timber Circle
Helena, AL 35080


Date of Sale 06/17/2016
Total Purchase Price \$169,000.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


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Shelby Cnty Judge of Probate, AL
06/20/2016 01:40:56 PM FILED/CERT

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 06/17/2016

Print Justin Smitherman

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1