

WARRANTY DEED

State of Alabama

Shelby County

Send Tax Notice to: Monique Smith 435 Wilderness Road, Pelham, Al 35124

Know all men by these presents:

That in consideration of One Hundred Twenty Five Thousand and No/100 Dollars (\$125,.000) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, The Estate of Edgar L Meachem Probate Case #2015-475herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Monique Smith (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 36, Block 1, according to the Survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama

Subject to Easements, Restrictions, and Rights Of Way of Record.

\$117,648.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, 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, 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 <u>I/We</u> have hereunto set <u>my/our</u> hand(s) and seal(s), this <u>20th</u> day of June, 20<u>16</u>.

The Estate of Edgar L Meachem Probate

Case #2015-475

BY: Rocco J Leo

As: Personal Representative

State of Alabama
County of Jefferson

I, The Undersigned, a notary public, hereby certify that Rocco J Leo_ whose name(s) as Personal Representative(s) of the Estate of Edgar L Meachem Probate Case #2015-475 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that Rocco J Leo_ in her capacity as Personal Representative, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal this the 20th day of June, 2016

Notary Public

My Commission Expires:

72518

Prepared by: Jeremy L Parker

Parker Law Firm, LLC 1560 Montgomery Hwy Ste 205

Birmingham, AL 35216

2016062

Shelby Cnty Judge of Probate, AL 06/28/2016 07:53:29 AM FILED/CERT

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	The Estate of Edgar L Meachem	Grantee's Name	Monique Smith
Mailing Address	435 Wilderness Rd	Mailing Address	435 Wilderness Rd
	Pelham, AL 35124	. Haming Addices	Pelham, Al 35124
	I Cirain, AL JULZ I	•	T Ciliani, Al JJIZT
	· •	•	
Property Address	435 Wilderness Rd	Date of Sale	June 20, 2016
	Pelham, Al 35124	Total Purchase Price	\$125,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market	\$
		Value	Ψ
		V 41.4.0	
•			ne required information
· · · · · · · · · · · · · · · · · · ·	I	nstructions	·
Grantor's name and m mailing address.	ailing address - provide the name of	the person or persons conveying in	nterest to property and their current
Grantee's name and m	nailing address - provide the name of	f the person or persons to whom int	erest to property is being conveyed.
Property address - the	physical address of the property bei	ng conveyed, if available.	
Date of Sale - the date	on which interest to the property wa	s conveyed.	
Total purchase price - nstrument offered for I	the total amount paid for the purchas record.	se of the property, both real and per	sonal, being conveyed by the
•	pperty is not being sold, the true valurecord. This may be evidenced by an	• • • • • • • • • • • • • • • • • • • •	
of the property as dete		with the responsibility of valuing pro	alue, excluding current use valuation, perty for property tax purposes will be
·	ny knowledge and belief that the info Ise statements claimed on this form i		t is true and accurate. I further enalty indicated in <u>Code of Alabama</u>
Date <u>June 2</u>	20, 2016,	Print	
Unattested		Sign:	M.
	(verified by)		Hee/Owner/Agent (circle one) Form RT-1

20160628000223130 3/3 \$27.50 Shelby Cnty Judge of Probate, AL 06/28/2016 07:53:29 AM FILED/CERT