

20160628000223130 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
06/28/2016 07:53:29 AM FILED/CERT

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 #2015-475 herein 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 I/We have hereunto set my/our hand(s) and seal(s), this 20th day of June, 2016.

Shelby County, AL 06/28/2016
State of Alabama
Deed Tax: \$7.50

The Estate of Edgar L Meachem Probate
Case #2015-475


BY: Rocco J Leo

As: Personal Representative

State of Alabama
County of Jefferson

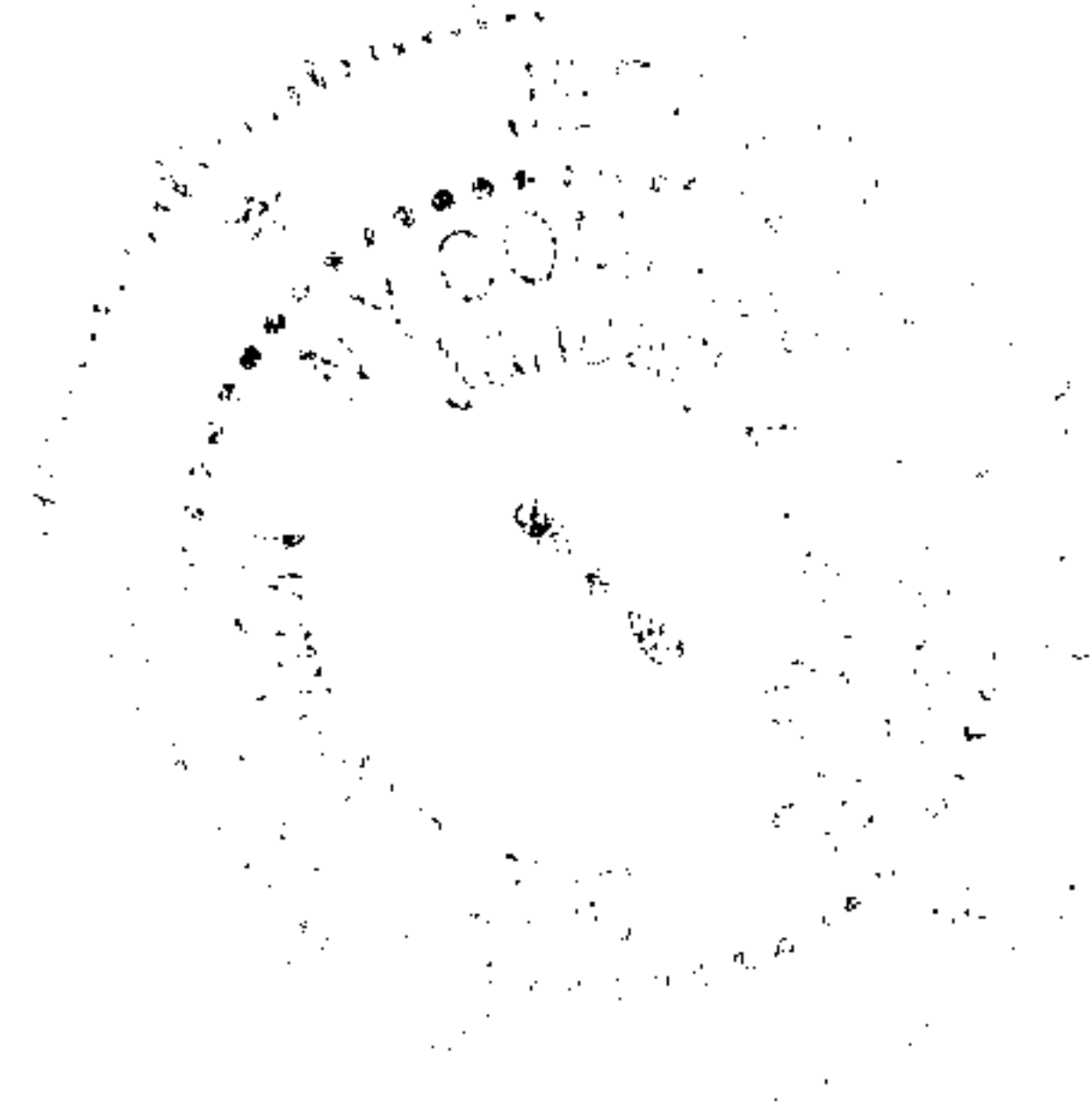
I, The Undersigned, a notary public, hereby certify that Rocco J Leo__ whose name(s) as Personal Representative(s) of the Estate of Edgar L Meachem Probate Case #2015-475 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents 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:

7-23-18



Prepared by: Jeremy L Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



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

Date of Sale	June 20, 2016
Total Purchase Price	<u>\$125,000.00</u>
Or	
Actual Value	<u>\$</u>
Or	
Assessor's Market Value	\$

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