

**PROPERTY ADDRESS:**

Approximately 8 acres located in  
Section 19, Township 18 South,  
Range 1 East adjoining  
the northern border of Lot 71 of  
Stonegate Realty Subdivision



20160725000258950 1/5 \$46.00  
Shelby Cnty Judge of Probate, AL  
07/25/2016 02:06:30 PM FILED/CERT

**SEND TAX NOTICE TO:**

J. Michael Schor, Jr.  
Susan E. Schor  
108 Saintfield Lane  
Birmingham, AL 35242

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

---

STATE OF ALABAMA   )  
                                 :  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of Eighteen Thousand Seven Hundred Fifty and 00/100 Dollars (\$18,750.00) in hand paid by the Grantees herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged,

**Sidney W. Smyer, Jr.**  
(a.k.a. "S.W. Smyer, Jr.") a married man,

whose mailing address is 2780 Smyer Circle, Birmingham, AL 35216 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto

**J. Michael Schor, Jr. and Susan E. Schor,**

as joint tenants with right of survivorship, whose mailing address is 108 Saintfield Lane, Birmingham, AL 35242, (hereinafter referred to as "Grantees") for and during their joint lives 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 property, located and situated in Shelby County, Alabama:

A parcel of land depicted as the crosshatched area on the attached Exhibit A, being a part of the land conveyed to the grantor herein S.W. Smyer, Jr. (a.k.a. Sidney W. Smyer, Jr.), in the deed dated April 13, 2000 which deed is recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office") as Instrument #2000-30648, and which land being conveyed herein is more particularly described as follows:

Beginning at the northeast corner of the land owned by Grantees (and being identified as Parcel ID #04-4-19-0-000-002.006) and known as Lot 71 of the Stonegate Realty Subdivision as recorded in the Probate Office in Map Book 27, Page 133 (and said subdivision plat subsequently amended in Map Book 31, Page 028 and Map Book 33, Page 122) and continue westerly along the entire northern border of said Lot 71 to the northwest corner of said Lot 71; then proceed northeasterly along the eastern border of the land identified as Parcel ID# 04-4-19-0-000-002.004 and being the same land conveyed by Robert G. Sorrell and wife, Robbin Sorrell to Robbin Sorrell by the deed recorded in the Probate Office as Instrument #20040220000088460, to the point of intersection with the south line of the NW ¼ of the NW ¼ of Section 19, Township 18 South, Range 1 East; thence proceed east along said south line of said ¼ - ¼ (parallel to the northern border of said Lot 71) to the southeast corner of the NW ¼ of the NW¼ of Section 19, Township 18 South, Range 1 East (also being the Northwest corner of the land identified as Parcel 04-4-19-0-000-002.003, which land is owned by Ingrid Frances Smyer and Harald L. Smyer), and then proceed in a line southeasterly to the point of beginning.

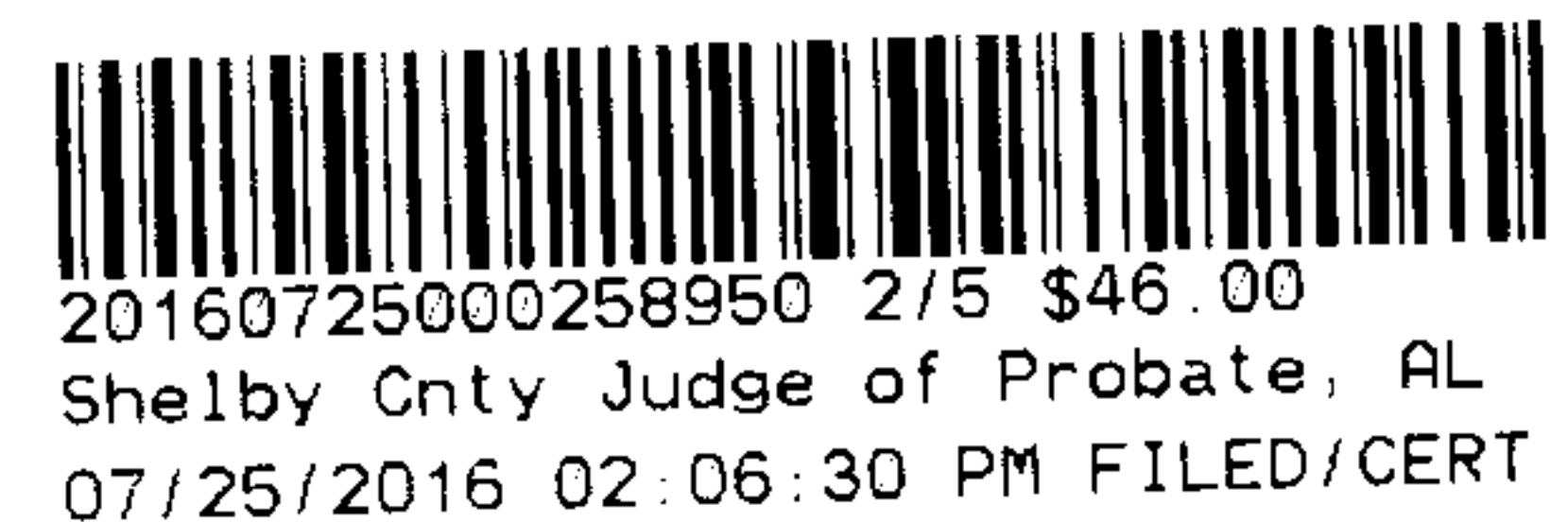
SUBJECT TO:

1. All restrictions, easements, rights of way, liens and encumbrances of record, if any; and
2. *Ad valorem* taxes due and payable on October 1, 2016.

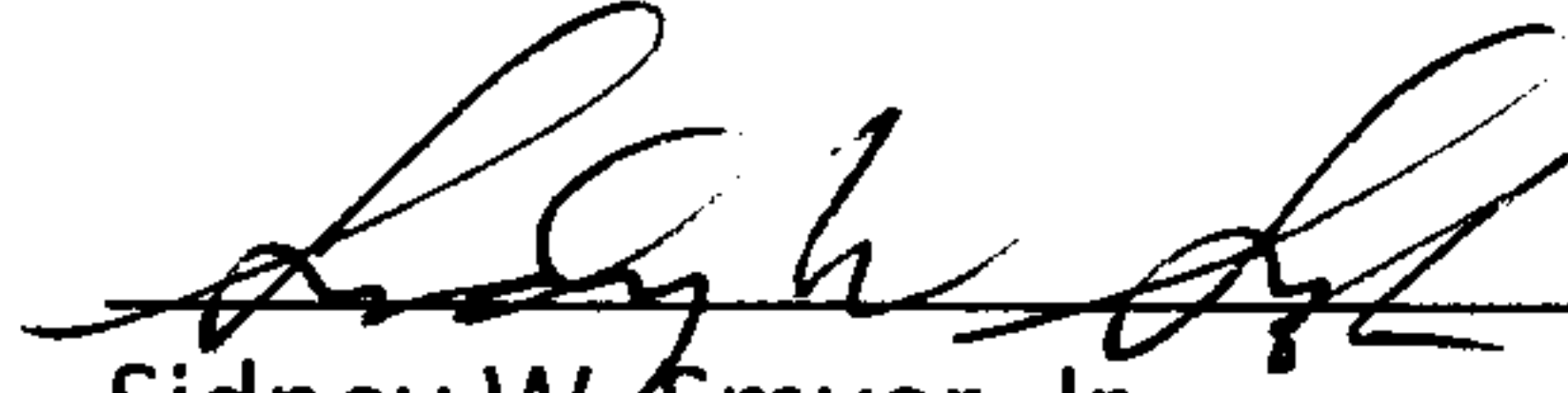
LESS AND EXCEPT: All mineral, mining and any form of subsurface rights **NOT** owned by Grantor.

**\*\*THE HEREIN CONVEYED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR HIS SPOUSE.\*\***


TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, personal representatives and assigns, forever; it being the intention of the parties to this conveyance that (unless joint tenancy hereby created is severed or terminated during the joint lives of Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.



IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on this  
25th day of July, 2016.

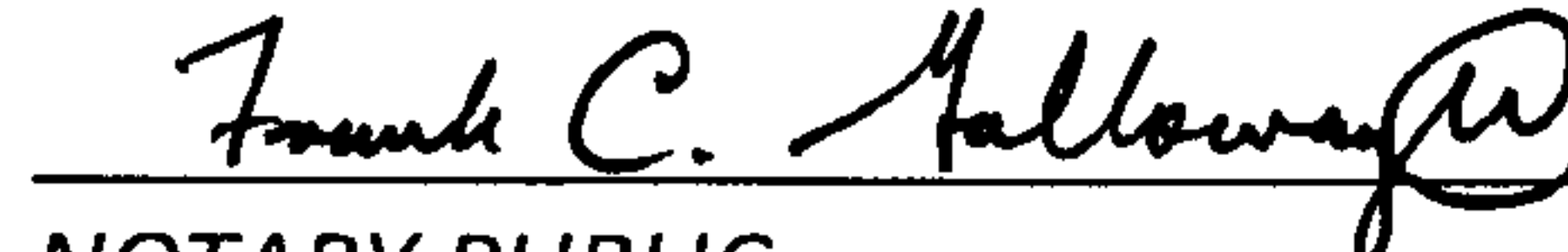
  
Sidney W. Smyer, Jr.,

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

  
20160725000258950 3/5 \$46.00  
Shelby Cnty Judge of Probate, AL  
07/25/2016 02:06:30 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Sidney W. Smyer, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2016.

  
NOTARY PUBLIC  
My commission expires: 11-15-17

**THIS INSTRUMENT WAS PREPARED BY:**

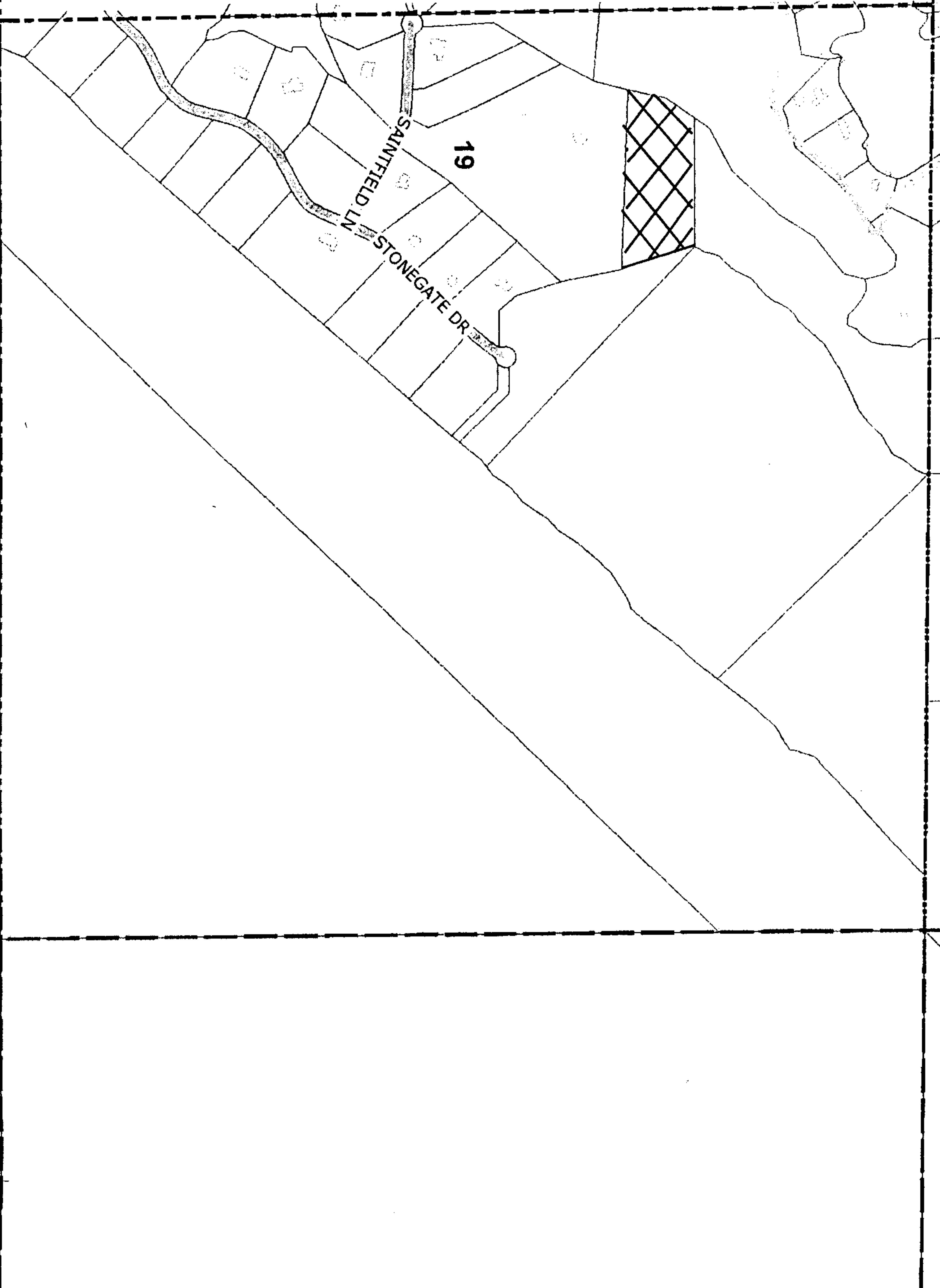
Frank C. Galloway III, Esq.  
Galloway, Scott, Moss & Hancock, LLC  
2200 Woodcrest Place, Suite 310  
Birmingham, AL 35209



**EXHIBIT**  
**A**



20160725000258950 4/5 \$46.00  
Shelby Cnty Judge of Probate, AL  
07/25/2016 02:06:30 PM 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: Sidney W. Smyer, Jr.  
Mailing Address: 2780 Smyer Circle  
Birmingham, AL 35216

Grantee's Name: J. Michael Schor, Jr.  
Susan E. Schor  
Mailing Address: 108 Saintfield Lane  
Birmingham, AL 35242

Property Address: Approximately 8 acres located in Section  
19, Township 18 South, Range 1 East  
adjoining the northern border of Lot 71  
of Stonegate Realty Subdivision

Date of Sale: July 25, 2016

Total Purchase Price: \$18,750.00

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: Deed

  
20160725000258950 5/5 \$46.00  
Shelby Cnty Judge of Probate, AL  
07/25/2016 02:06:30 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 July 25, 2016

Print Frank C. Galloway III

☐ Unattested

Sign Frank C. Galloway III

(verified by)

(Grantor/Grantee/Owner/Agent) circle one