

This document prepared by:  
**Elizabeth A. Roland, Attorney**  
**The Roland Law Firm**  
**Elizabeth A. Roland, P.C.**  
**267 Village Parkway**  
**Helena, AL 35080-4028**

No survey examined and no title  
examination made by this attorney.  
Legal description furnished by  
Grantors.  
Source of Title: 20060508000214490  
recorded May 8, 2006 in the  
Probate Office of Shelby County,  
Alabama.

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


STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that, for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **William L. Smith, Sr.**, and **Evelyn B. Smith**, husband and wife, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, convey unto ourselves, **William L. Smith, Sr.**, and wife, **Evelyn B. Smith** and **Stephen L. Smith**, a married man, hereinafter referred to as GRANTEES, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SE ¼ of the NE ¼ Section 13, Township 20 South, Range 4 West, Shelby County, Alabama and run thence southerly along the East line of said quarter-quarter a distance of 297.0' to a point; thence turn an angle of 88° 42' 30" right and run westerly a distance of 362.70' to a point; thence turn an angle of 53° 12' left and run a distance of 62.23' to a point; thence turn and angle of 73° 06' left and run a distance of 51.80' to a point; thence turn an angle of 21° 53' right and run a distance of 299.39' to a point; thence turn an angle of 18° 56' 00" left and run a distance of 40.63' to a point on the East side of a small paved road and the point of beginning of the property being described; thence continue along last described course a distance of 92.89' to a point; thence turn an angle of 84° 11' 21" right and run Southwesterly a distance of 229.95' to a point on the East right of way line of Shelby County Highway Number 52; thence turn an angle of 99° 35' 01" right to chord and run Northwesterly along said right of way line a chord distance of 136.17' to a point; thence turn an angle of 91° 21' 00" right from chord and run Northeasterly a distance of 220.67' to the point of beginning, any part of right of way of small paved road that is within the bounds of the property.

Subject to:

1. Taxes and assessments for the year 2016 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Right of way granted to Alabama Power Company recorded in Volume 280, Page. 21.

  
20160803000275630 1/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
08/03/2016 03:26:44 PM FILED/CERT

Shelby County, AL 08/03/2016  
State of Alabama  
Deed Tax: \$16.00

**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 the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest is fee simple shall pass to the surviving grantees, and if none survive, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 2<sup>nd</sup> day of August, 2016.

William L. Smith, Sr. (L.S.)  
William L. Smith, Sr.

Evelyn B. Smith (L.S.)  
Evelyn B. Smith


STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **William L. Smith, Sr.**, and **Evelyn B. Smith**, 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 2<sup>nd</sup> day of August, 2016.

Charith A. Rolfe  
Notary Public  
My commission expires: 6/10/2018

Send tax notice to:  
Mr. and Mrs. William L. Smith, Sr.  
285 Old Cahaba Trail  
Helena, AL 35080

  
20160803000275630 2/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name William L. Smith, Sr.  
Mailing Address Evelyn B. Smith  
285 Old Cahaba Trail  
Helena, AL 35080

Grantee's Name William L. Smith, Sr., Evelyn B. Smith  
Mailing Address and Stephen L. Smith  
285 Old Cahaba Trail  
Helena, AL 35080

Property Address 747 Highway 52  
Helena, AL 35080

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 46,750.00 1/3 = 15,583.



20160803000275630 3/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
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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 Shelby County (Alabama) Tax Assessor's Office

☐ 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 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 8-2-16

Print William L. Smith, Sr.

Unattested

Sign William L. Smith, Sr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1