

## WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Dan Thanh Huynh Le  
297 Stoney Trail  
Maylene, AL 35114

STATE OF ALABAMA

20160912000328730

09/12/2016 08:30:21 AM

COUNTY OF SHELBY

DEEDS 1/2

Know All Men by These Presents: That in consideration of **One Hundred Sixty-Three Thousand Four Hundred Fifty and no/100 Dollars (\$163,450.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **NATHAN B. SMITH and ELIZABETH SMITH**, husband and wife (herein referred to as Grantors) grant, bargain, sell and convey unto **DAN THANH HUYNH LE** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 64, according to the map of Stoney Meadows, Phase I, as recorded in Map Book 36, Page 107, together with the Affidavit of Michael R. Bridge, PLS for Stoney Meadows Subdivision Phase I, as recorded in Instrument #20060323000138000, in the Office of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$155,278.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated 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 said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 22nd day of July, 2016.

  
\_\_\_\_\_  
NATHAN B. SMITH

  
\_\_\_\_\_  
ELIZABETH SMITH


STATE OF ALABAMA

COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **NATHAN B. SMITH and ELIZABETH SMITH**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2016.

B. CHRISTOPHER BATTLES  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 22, 2017

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name	Nathan B. Smith	Grantee's Name	Dan Thanh Huynh Le
Mailing Address	Elizabeth Smith 216 Sterling Gate Ln Alabaster, AL 35007	Mailing Address	297 Stoney Trail Maylene, AL 35114
Property Address	297 Stoney Trail Maylene, AL 35114	Date of Sale	07/22/2016
		Total Purchase Price \$	163,450.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	_____	Print	B. CHRISTOPHER BATTLES
Unattested	_____	Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/12/2016 08:30:21 AM  
\$26.50 DEBBIE  
20160912000328730

