



20161003000361720 1/3 \$148.00  
 Shelby Cnty Judge of Probate, AL  
 10/03/2016 03:33:08 PM FILED/CERT

201610

33:08 PM DEEDS 1/3

Prepared by:  
 JUL ANN McLEOD, Esq.  
 1957 Hoover Court, Suite 306  
 Birmingham, AL 35226

Send Tax Notice to:  
 Tiffany Smith  
 138 Reese Drive  
 Alabaster, AL 35007

STATE OF ALABAMA )

COUNTY OF SHELBY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$127,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **REGINA A. RAY**, a **single person** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **TIFFANY SMITH** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 13, according to the Survey of Ironwood, as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$124,699.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 26 day of September, 2016.

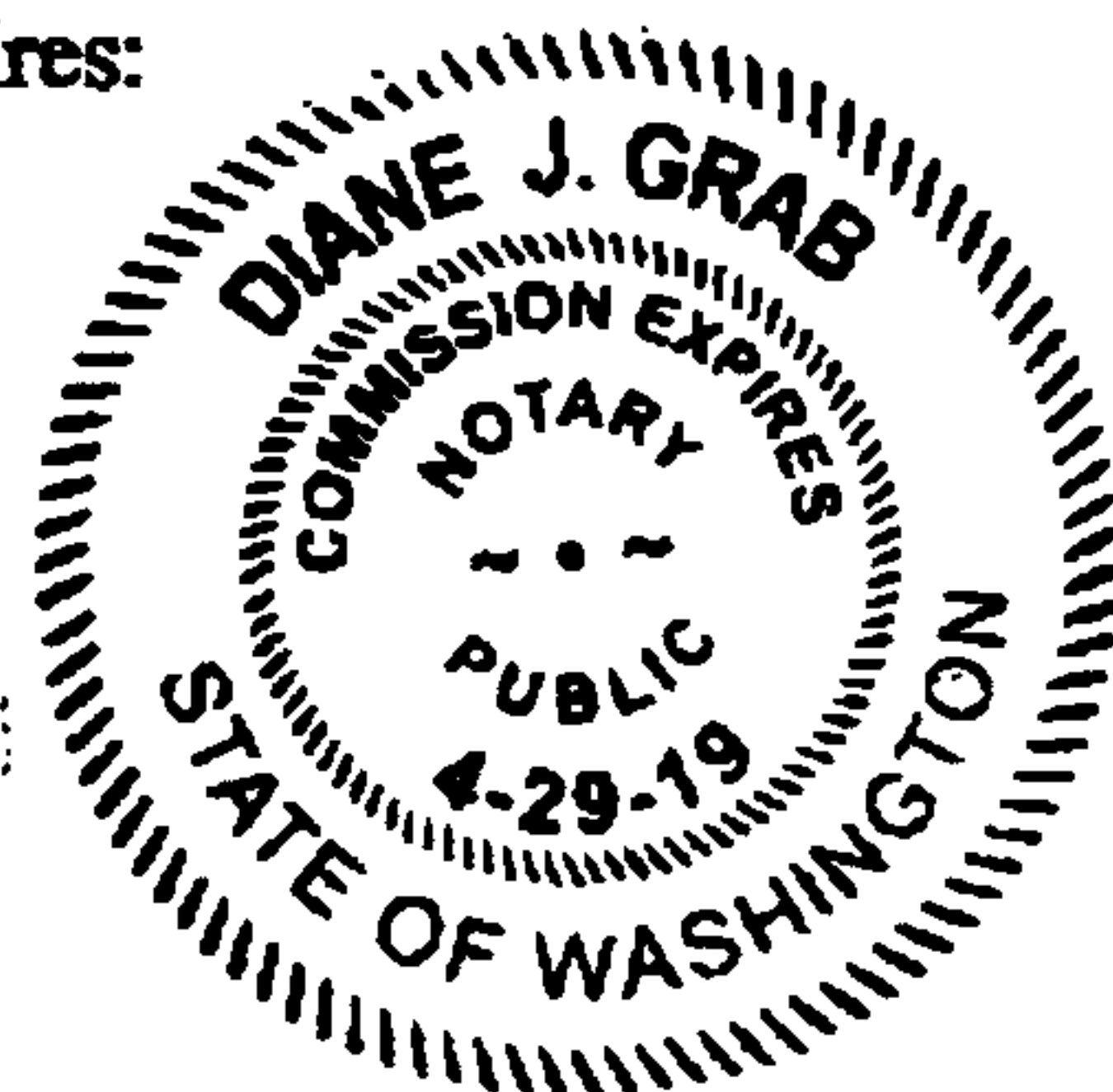
Regina A. Ray  
REGINA A. RAY

STATE OF WASHINGTON )  
COUNTY OF Pierce )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that REGINA A. RAY, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of September, 2016.

Diane J. Grab  
NOTARY PUBLIC  
My commission expires:





# Real Estate Sales Validation Form

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

Grantor's Name REGINA A. RAY

Grantee's Name TIFFANY SMITH

Mailing Address 4601 GRANDVIEW DRIVE W.#R315  
UNIVERSITY PLACE, WA 98466

Mailing Address 138 REESE DRIVE  
ALABASTER, AL 35007

Property Address 138 REESE DRIVE  
ALABASTER, AL 35007

Date of Sale September 30, 2016

Total Purchase Price \$127,000.00

or

Actual Value \$                     

or

Assessor's Market Value \$                     

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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

  X   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 September 30, 2016

Print Malcolm S. McLeod

       Unattested

*Jandra L. Spence*  
(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires  
March 8th, 2018



Filed and Recorded  
Official Public Records  
Judge James W. Fahrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/03/2016 03:33:08 PM



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