

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Michelle Denise Loper
621 Park Forest Ln
Alabaster, AL 35007

20161028000396570
10/28/2016 10:45:21 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety-Five Thousand And No/100 Dollars (\$195,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Leta V. Smith an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michelle Denise Loper and Jeremy D. Loper (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 32, according to the Survey of Park Forest Subdivision, Fourth Sector, as recorded in Map Book 18, page 95, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Seventy Thousand Five Hundred And No/100 Dollars (\$170,500.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Leta V. Smith is the surviving grantee of the deed recorded in Instrument #1998-00676, the other grantee, James Smith, Jr., having died on March 27, 2011. Leta V. Smith and Leta Virginia Smith are one and the same.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 23, 2016.

Leta V. Smith by Carolyn Ann Smith-Nelson her Attorney in Fact
Leta V. Smith, by Carolyn Ann Smith-Nelson, as
her Attorney in Fact

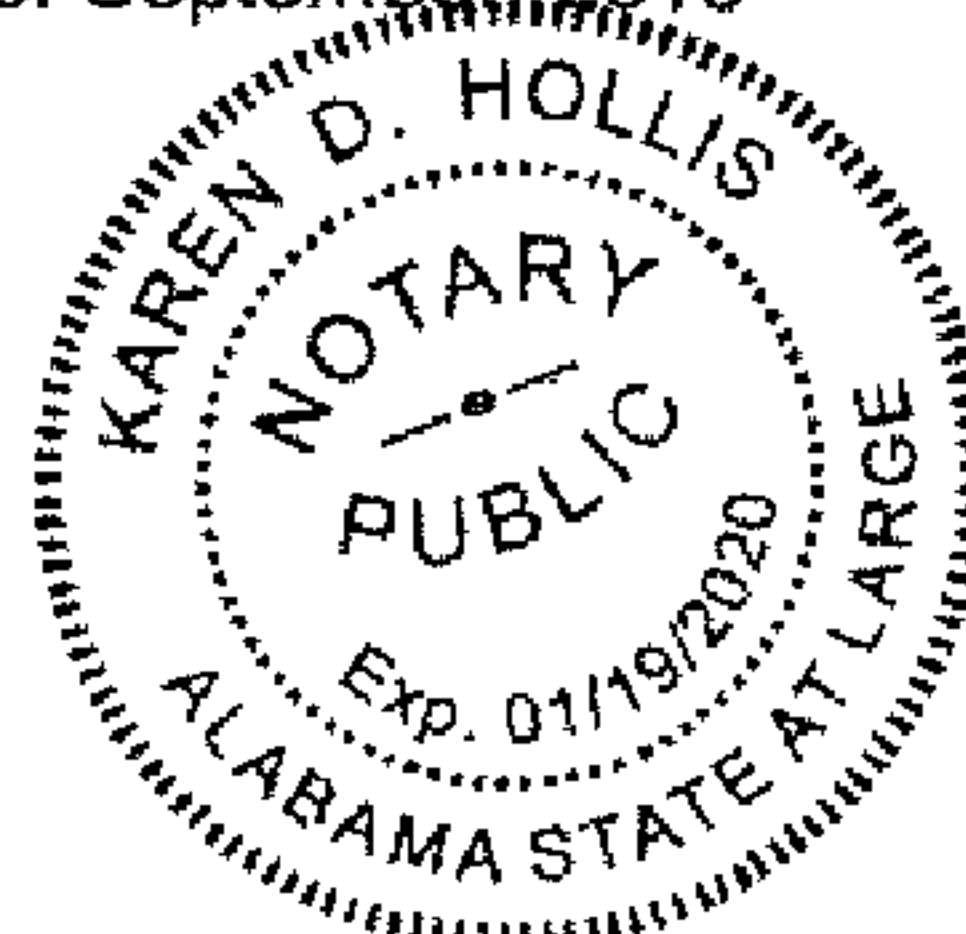
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Caroline Ann Smith-Nelson, as Attorney in Fact for Leta V. Smith, 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 she, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 23rd day of September, 2016

Karen D. Hollis
Notary Public

My commission expires:



20161028000396570 10/28/2016 10:45:21 AM DEEDS 2/2

Grantor's Name Leta V. Smith

Grantee's Name Michelle Denise Loper

Mailing Address 2035 Washington Drive
Douglasville, GA 30135

Mailing Address 621 Park Forest Ln
Alabaster, AL 35007

Property Address 621 Park Forest Ln
Alabaster, AL 35007

Date of Sale September 23, 2016

Total Purchase Price \$195,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Leta V. Smith, 2035 Washington Drive, Douglasville, GA 30135.

Grantee's name and mailing address - Michelle Denise Loper, 621 Park Forest Ln, Alabaster, AL 35007.

Property address - 621 Park Forest Ln, Alabaster, AL 35007

Date of Sale - September 23, 2016.

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).

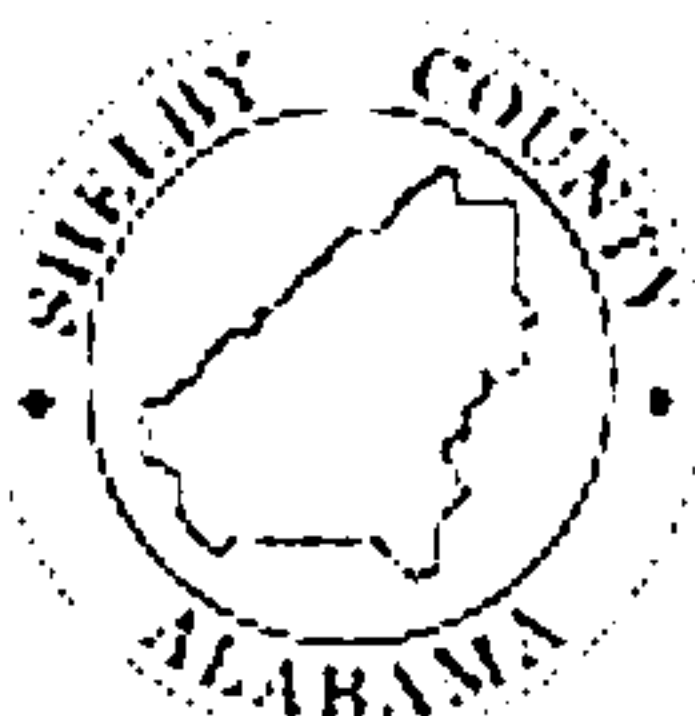
I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: September 23, 2016

Haley Taylor

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/28/2016 10:45:21 AM
\$42.50 CHERRY
20161028000396570