

PROPERTY ADDRESS:

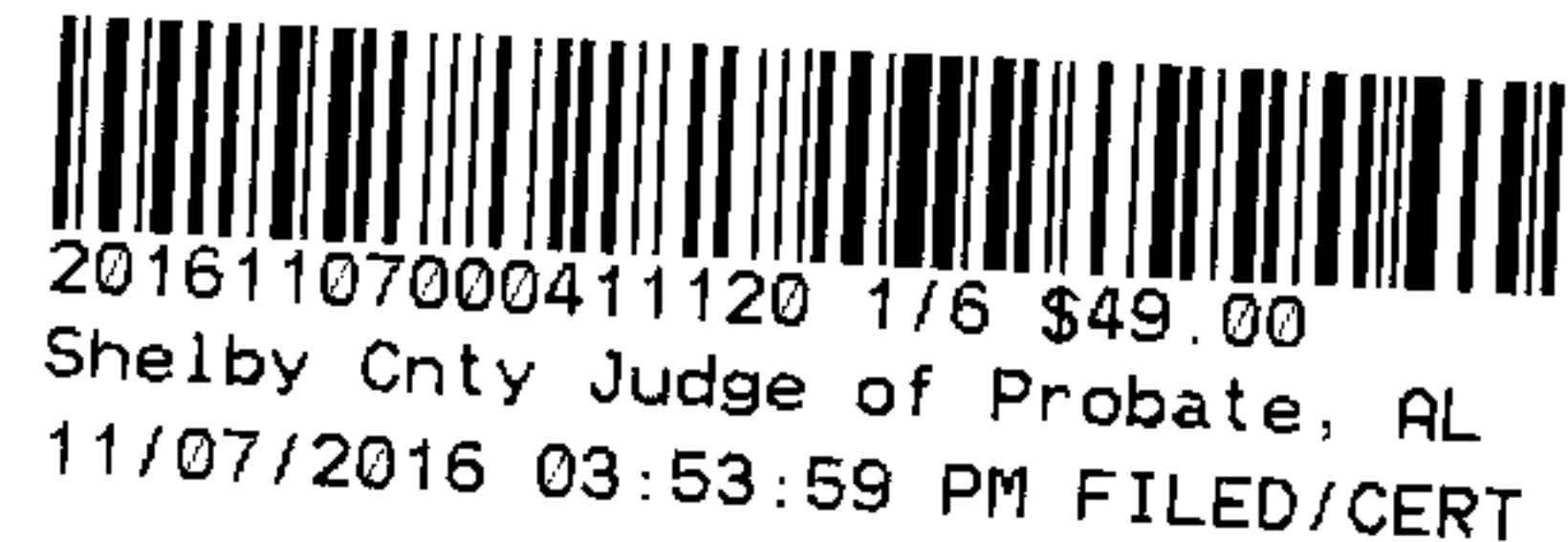
Approximately 10.7 acres of land
located immediately East of the
intersection of Stonegate Drive and
Dunnavant Valley Road (Highway
41)

SEND TAX NOTICE TO:

Harald L. Smyer and Ingrid F. Smyer
c/o Sydney W. Smyer, Jr.
2780 Smyer Circle
Birmingham, AL 35216

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS: THAT in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by the Grantees herein and the exchange of property, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **SYDNEY W. SMYER, JR.**, and his wife, **ASTRID M. SMYER**, whose mailing address is 2780 Smyer Circle, Birmingham, AL 35216 (collectively referred to hereinafter as "Grantors"), do each hereby collectively grant, bargain, sell and convey an undivided one-sixth interest unto each of (1) **INGRID F. SMYER**, an unmarried woman, and (2) **HARALD L. SMYER**, a married man, as equal co-tenants and whose mailing addresses are set forth on the attached Exhibit B (hereinafter referred to as "Grantees") the following described real property, located and situated in Shelby County, Alabama:

SEE EXHIBIT A

SUBJECT TO:

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any mining or mineral rights leased, granted or retained by Grantors or prior owners.
3. All easements, rights-of-way or other form of encumbrances of record.

It is the intent of this conveyance that it will effect the transfer of an undivided one-sixth (1/6) interest of the two subject (and adjoining) properties to each Grantee, so that this conveyance will result with each Grantee owning an undivided one-half (1/2) interest of the two subject properties as co-tenants.

TO HAVE AND TO HOLD unto Grantees, their heirs, personal representatives and assigns, forever.

Shelby County, AL 11/07/2016
State of Alabama
Deed Tax: \$19.00

EXHIBIT A

Parcel I:

That parcel of land located in Shelby County, Alabama having PID# 03-6-23-0-000-002.000 and a legal description of:

COM SE COR SEC 23 N1427(S) TO POB CONT N TO S ROW CO RD #41 SW1100(S) E773(S) TO POB LESS: ANY PART OF LOT 1 STONEGATE REALTY SUB MB 27 PG 133

As depicted in the attached Exhibit A-1.

Parcel II:

That parcel of land located in Shelby County, Alabama having PID# 03-6-24-0-000-041.000 and a legal description of:

BEG INT W LN SEC 24 & SE ROW CO RD #41 S940(S) E96(S) SLY323.61 SE268.89 SW244.79 SE601.73 SE498(S) E2022(S) N70(S) NW420(S) NE600(S) TO RD N & W TO SE COR LT 33 SE166(S) SW100 W105.71 N TO LAKE WLY & NLY3710(S) NW200(S) TO RD SW TO POB LESS: ANY PART OF LT 1 STONEGATE REALTY SUB MB27 PG 133 ALSO LESS: STONEGATE REALTY PH 1 1ST ADDITION MB 31 PG 11

As depicted in the attached Exhibit A-2.

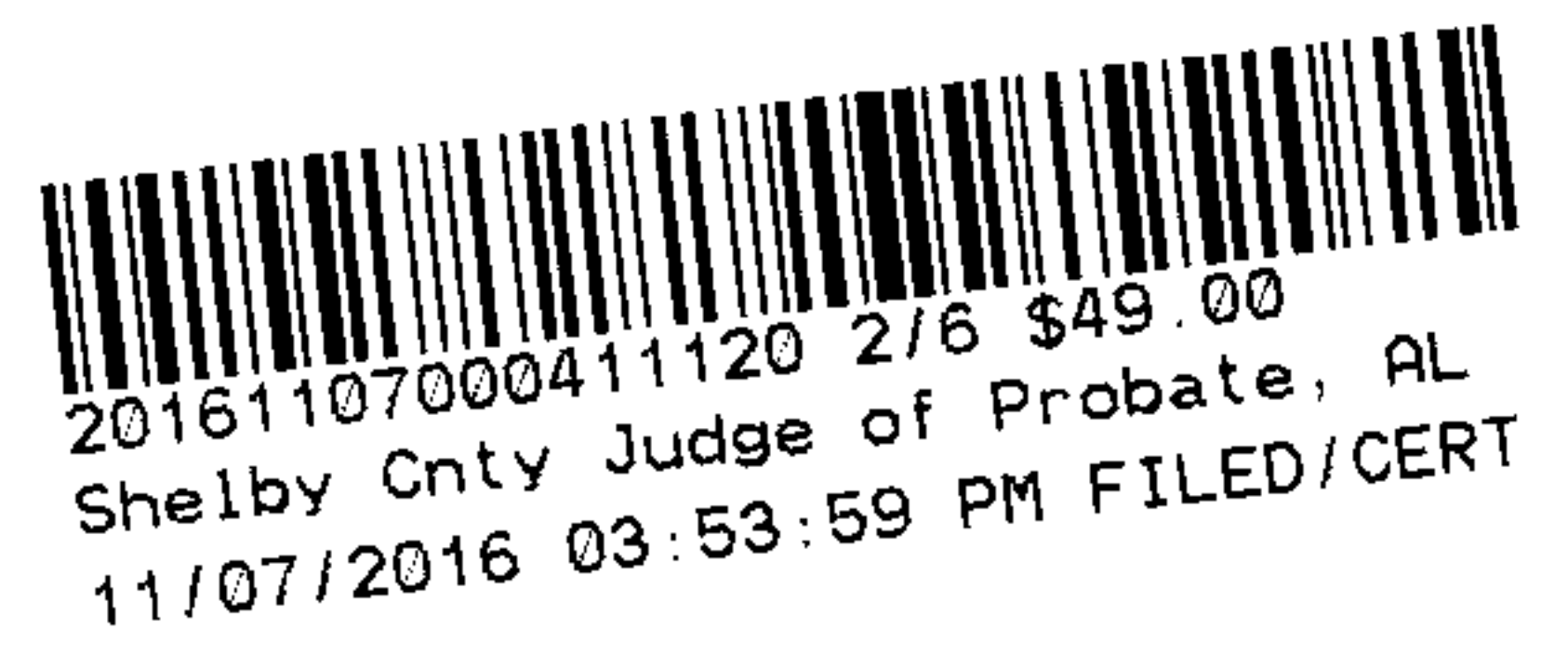
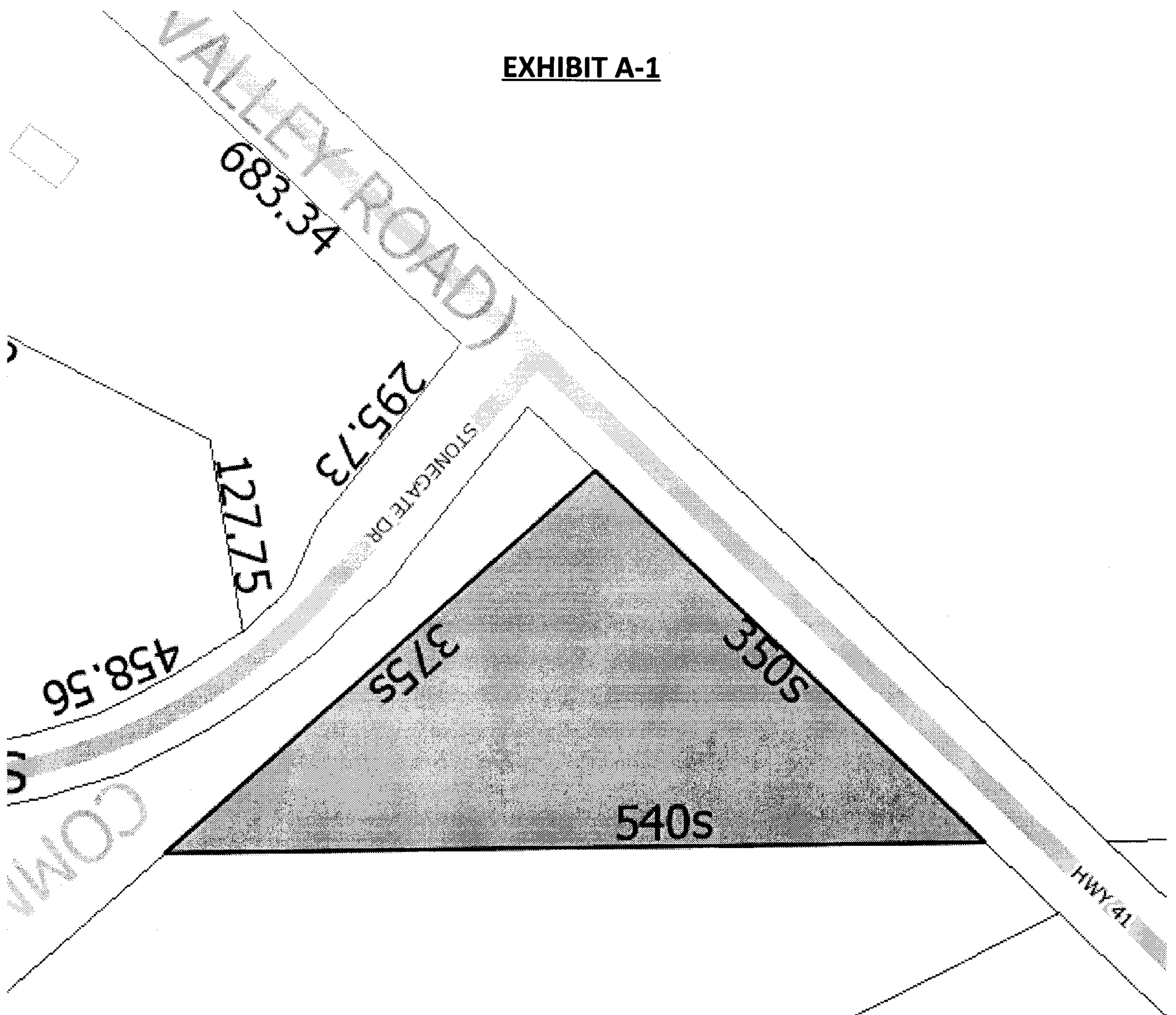


EXHIBIT A-1



20161107000411120 3/6 \$49.00
Shelby Cnty Judge of Probate, AL
11/07/2016 03:53:59 PM FILED/CERT

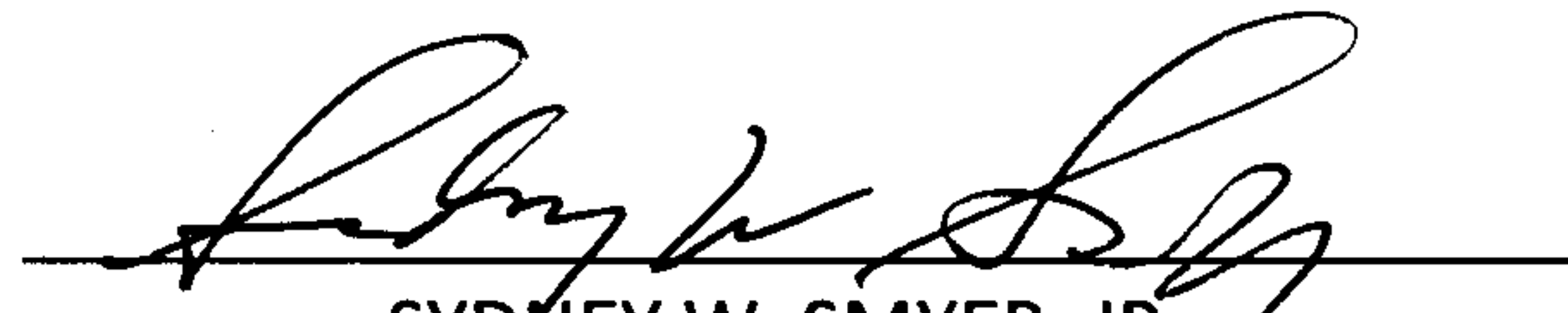
EXHIBIT A-2

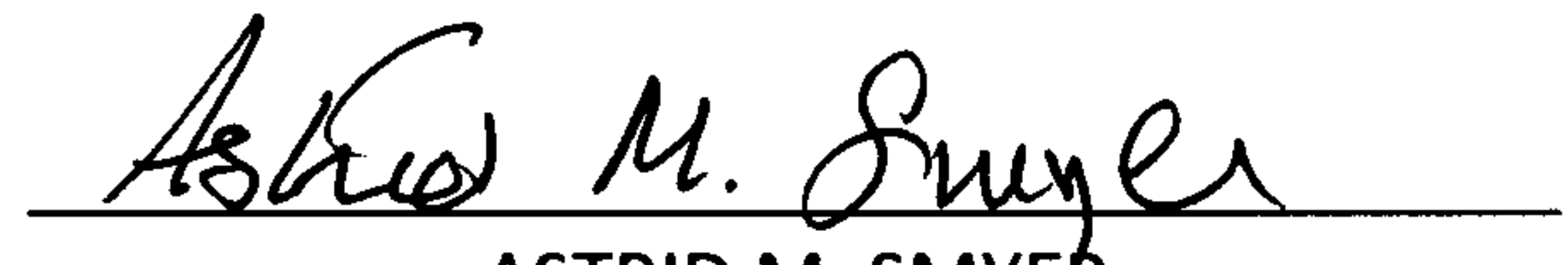


20161107000411120 4/6 \$49.00
Shelby Cnty Judge of Probate, AL
11/07/2016 03:53:59 PM FILED/CERT

Grantors hereby covenant and agree with Grantees as co-tenants, their heirs, personal representatives and assigns, that Grantors, their heirs, personal representatives and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 28th day of October, 2016.



SYDNEY W. SMYER, JR.


ASTRID M. SMYER

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned notary for said County and in said State, hereby certify that Sydney W. Smyer, Jr., and his wife, Astrid M. Smyer, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 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

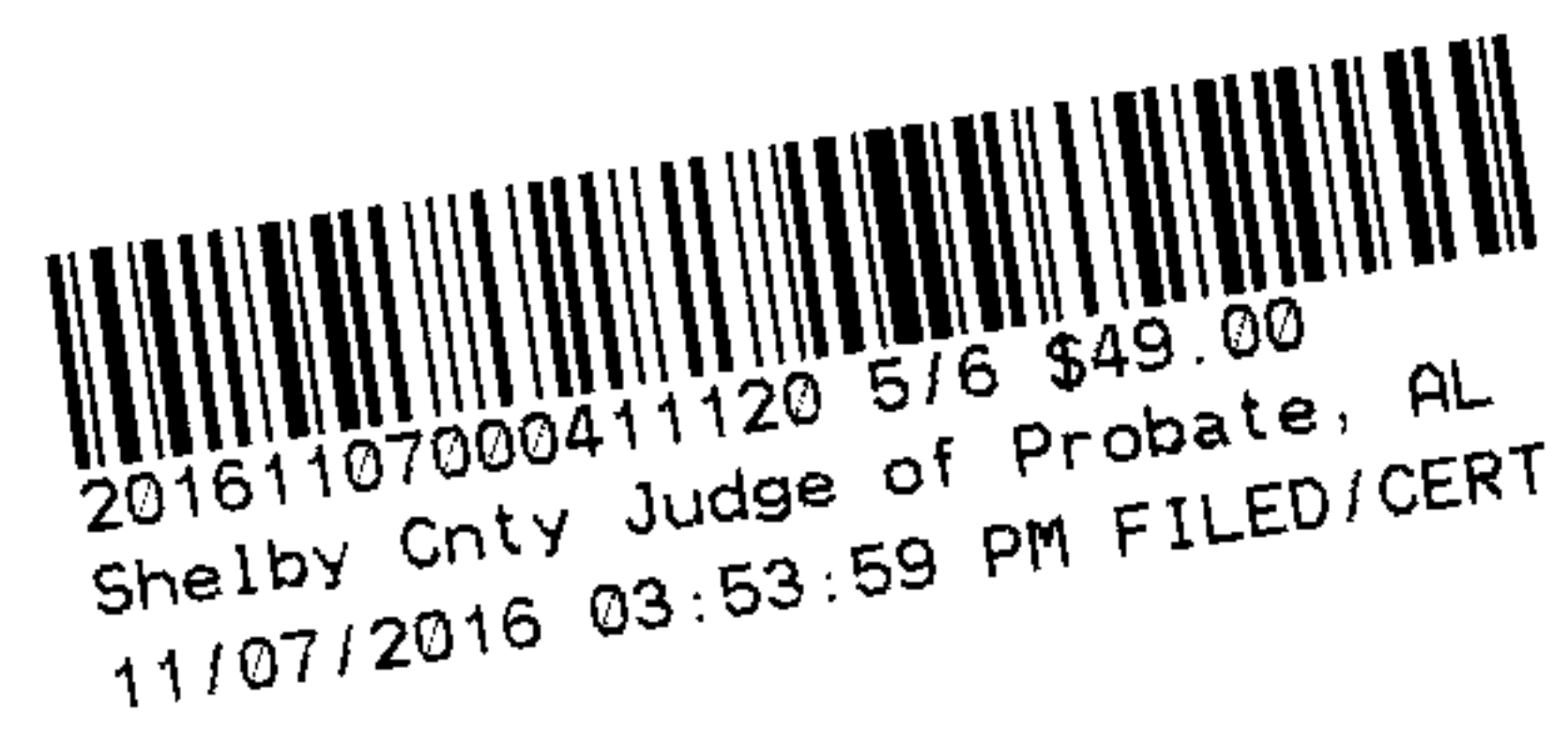


EXHIBIT B
REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama (1975) section 40-22-1

Grantor's Name: Sydney W. Smyer, Jr. and Astrid M. Smyer	Grantee's Name: Harald L. Smyer and Ingrid F. Smyer
Mailing Address: 2780 Smyer Circle Birmingham, AL 35216	Mailing Address: c/o Sydney W. Smyer, Jr. 2780 Smyer Circle Birmingham, AL 35216
Property Address: Approximately 10.7 acres of land located immediately East of the intersection of Stonegate Drive and Dunnavant Valley Road (Highway 41)	Date of Sale: October 28, 2016 Total Purchase Price: \$18,750.00

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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other:	<u>land swap for approximately 8 acres conveyed on July 25, 2016 to J. Michael Schor and Susan E. Schor for \$18,750 (see deed recorded at 20160725000258950)</u>

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 November 7, 2016

Print Frank C. Galloway III

☒ Unattested

Sign Frank C. Galloway III

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20161107000411120 6/6 \$49.00
Shelby Cnty Judge of Probate, AL
11/07/2016 03:53:59 PM FILED/CERT