

PROPERTY ADDRESS:

Approximately 8 acres located in
Section 19, Township 18 South,
Range 1 East adjoining the
northern border of Lot 71 of
Stonegate Realty Subdivision

SEND TAX NOTICE TO:

J. Michael Schor, Jr.
Susan E. Schor
108 Saintfield Lane
Birmingham, AL 35242

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 GRANTEE herein and the exchange of property, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **INGRID F. SMYER** an unmarried woman, and **HARALD L. SMYER**, a married man, whose mailing addresses is set forth on the attached Exhibit A (hereinafter referred to as "Grantors"), do hereby grant, bargain, sell and convey unto **SYDNEY W. SMYER, JR.** whose mailing address is 2780 Smyer Circle, Birmingham, AL 35216 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama:

A parcel of land depicted as the crosshatched area on the attached Exhibit A, being (i) a part of the land previously conveyed to the grantee herein S.W. Smyer, Jr. (a.k.a. Sidney W. Smyer, Jr.), in the deed dated April 13, 2000 which deed is recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office") as Instrument #2000-30648 ("Deed #1"), (ii) part of the land conveyed by S.W. Smyer, Jr. and his wife, Astrid M. Smyer to Grantors in the deed dated September 1, 2008 which deed is recorded in the Probate Office as Instrument #20081010000402110 ("Deed #2"), and (iii) the land conveyed by Sidney W. Smyer, Jr. (a.k.a. "S.W. Smyer, Jr.") to J. Michael Schor, Jr. and his wife, Susan E. Schor in the deed dated July 25, 2016 which deed is recorded in the Probate Office as Instrument #20160725000258950 ("Deed #3") which land being conveyed herein is more particularly described as follows:

Beginning at the northeast corner of the land owned by Grantees (and being identified as Parcel ID #04-4-19-0-000-002.006) and known as Lot 71 of the Stonegate Realty Subdivision as recorded in the Probate Office in Map Book 27, Page 133 (and said subdivision plat subsequently amended in Map Book 31, Page 028 and Map Book 33, Page 122) and continue westerly along the entire northern border of said Lot 71 to the northwest corner of said Lot 71; then

proceed northeasterly along the eastern border of the land identified as Parcel ID# 04-4-19-0-000-002.004 and being the same land conveyed by Robert G. Sorrell and wife, Robbin Sorrell to Robbin Sorrell by the deed recorded in the Probate Office as Instrument #20040220000088460, to the point of intersection with the south line of the NW ¼ of the NW ¼ of Section 19, Township 18 South, Range 1 East; thence proceed east along said south line of said ¼ - ¼ (parallel to the northern border of said Lot 71) to the southeast corner of the NW ¼ of the NW¼ of Section 19, Township 18 South, Range 1 East (also being the Northwest corner of the land identified as Parcel 04-4-19-0-000-002.003, which land is owned by Ingrid Frances Smyer and Harald L. Smyer), and then proceed in a line southeasterly to the point of beginning.

The property herein conveyed is not the homestead of Grantor Harald L. Smyer nor of his spouse.

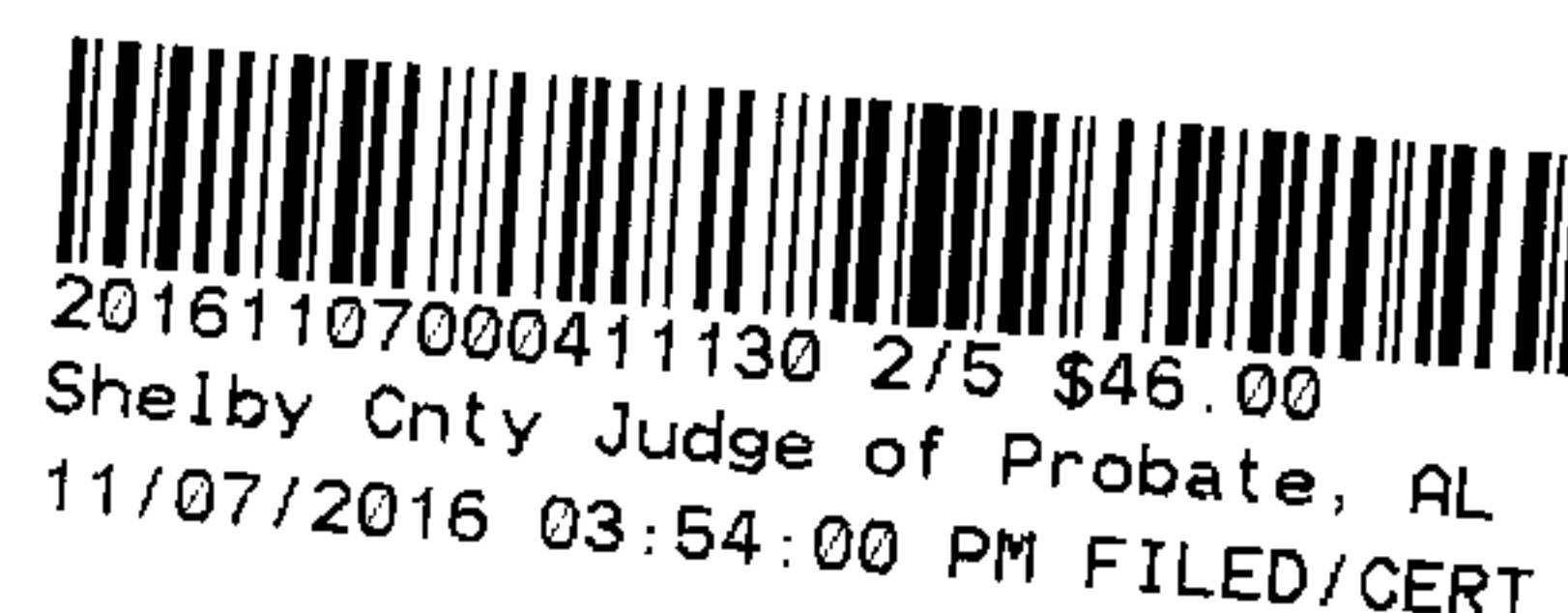
SUBJECT TO:

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.

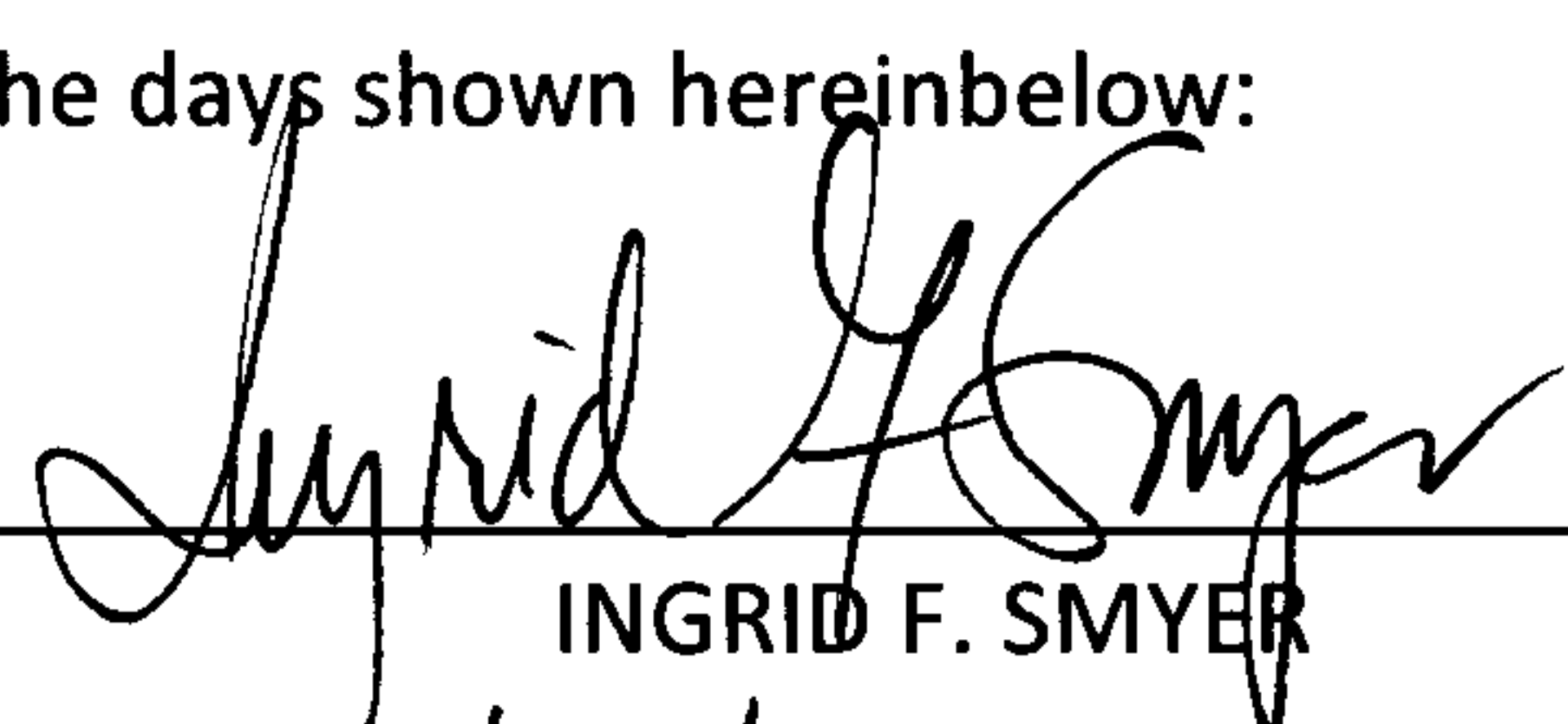
It is contemplated by the Grantee that this conveyance of the subject property to him will, by virtue of "the doctrine of after acquired title", complete the full efficacy of the July 25, 2016 conveyance of the subject property to Grantee J. Michael Schor, Jr. and his wife, Susan E. Schor by Deed #3.

TO HAVE AND TO HOLD unto Grantee, his heirs, personal representatives and assigns, forever.

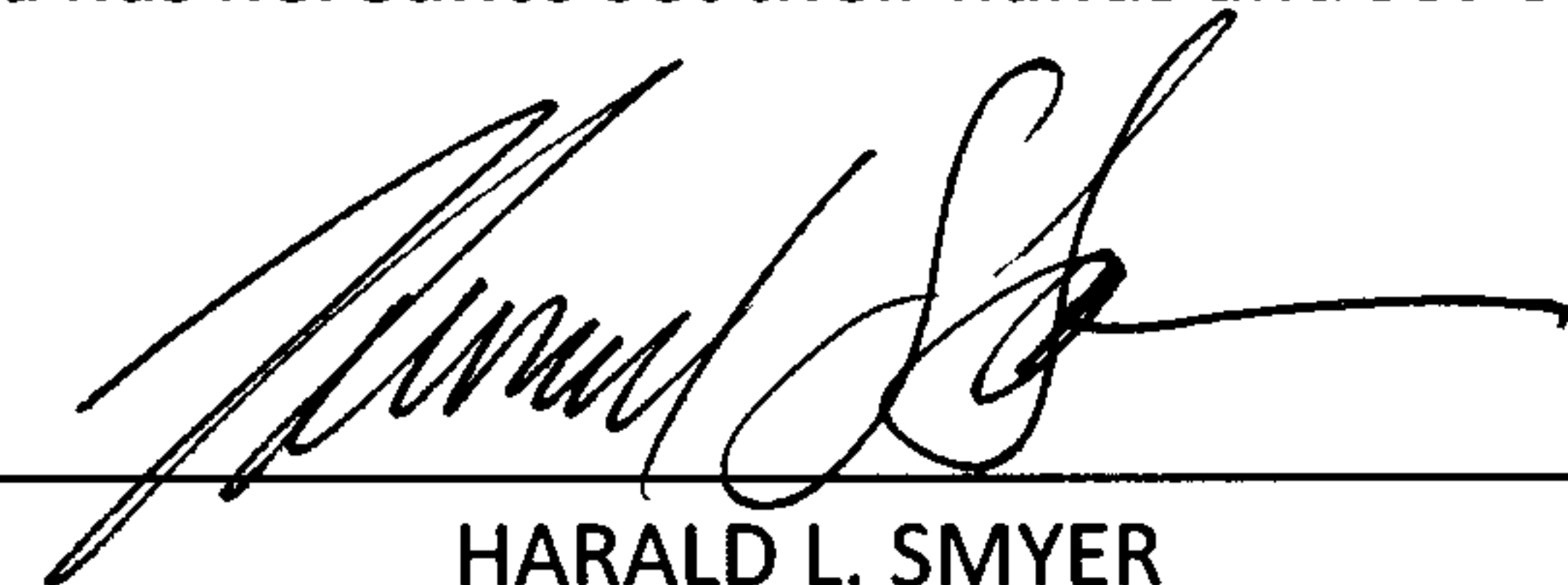
Grantors hereby covenant and agree with Grantee, his heirs, personal representatives and assigns, that Grantors, their heirs, personal representatives and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by,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



IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals on the days shown hereinbelow:



INGRID F. SMYER
Date: 10/28/2016

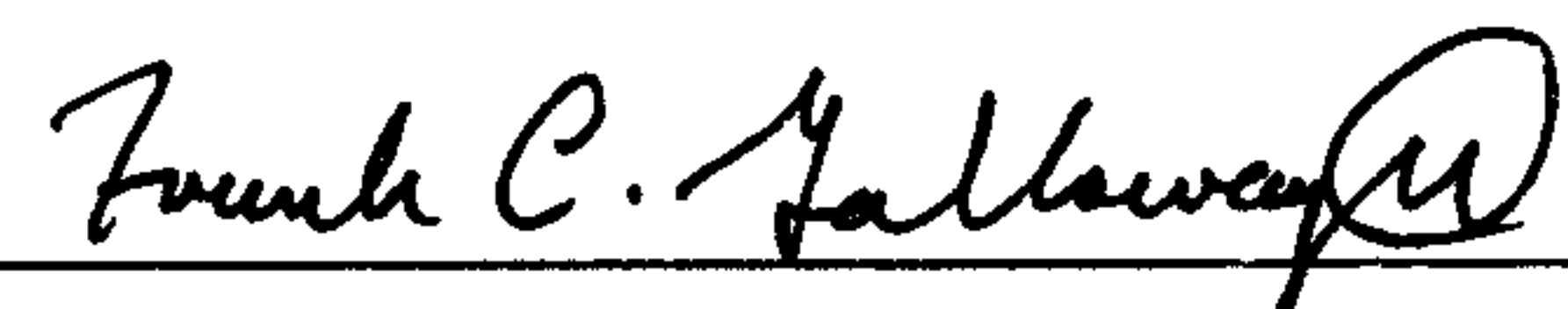


HARALD L. SMYER
Date: 10/28/16

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned notary for said County and in said State, hereby certify that Ingrid F. Smyer and Harald L. 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 official hand and seal this the 28th day of October, 2016.



Notary Public
My Commission Expires: 10-28-16

This Instrument was prepared by:

Frank C. Galloway III, Esq.
GALLOWAY, SCOTT, MOSS & HANCOCK, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209


20161107000411130 3/5 \$46.00
Shelby Cnty Judge of Probate, AL
11/07/2016 03:54:00 PM FILED/CERT

EXHIBIT

A



Shelby County Land Information

Date Printed: 07/20/2016

25

30

29

19

SAINTFIELD LN
STONEGATE DR



Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained in this document is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. Shelby County specifically disclaims all warranties, express or implied regarding this document. Shelby County is not liable and/or responsible for the consequences caused by or related to, in any way, the actions take or not take in reliance on this document.

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	Harold L. Smyer and Ingrid F. Smyer	Grantee's Name:	Sidney M. Smyer, Jr.
Mailing Address:	c/o Sidney W. Smyer, Jr. 2780 Smyer Circle Birmingham, AL 35216	Mailing Address:	2780 Smyer Circle Birmingham, AL 35216
Property Address:	Approximately 8 acres located in Section 19, Township 18 South, Range 1 East adjoining the northern border of Lot 71 of Stonegate Realty Subdivision	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)

☐ Bill of Sale
☐ Sales Contract

☐ Appraisal
☒ Other:

curative title conveyance to affirm efficiency of July 25, 2016 conveyance by Grantee to J. Michael Schor and Susan E. Schor

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
(verified by)

Sign Frank C. Galloway III
(Grantor/Grantee/Owner/Agent) circle one

