

WARRANTY DEED



20170105000005380 1/3 \$51.00
Shelby Cnty Judge of Probate, AL
01/05/2017 02:03:33 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

Send Tax Notice To: Matthew J. Huebert
153 Summer Brook Lane
Alabaster, Alabama 35007

Presents:

THAT IN CONSIDERATION OF One Hundred Forty Eight Thousand Eight Hundred and No/100(\$148,800.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Harold T. Shervington, Trustee of the Joyce S. Smith Revocable Trust (herein referred to as grantors) do grant, bargain, sell and convey unto Matthew J. Huebert (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Summer Brook, Sector Five, Phase 5 as recorded in Map Book 21, Page 107 in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

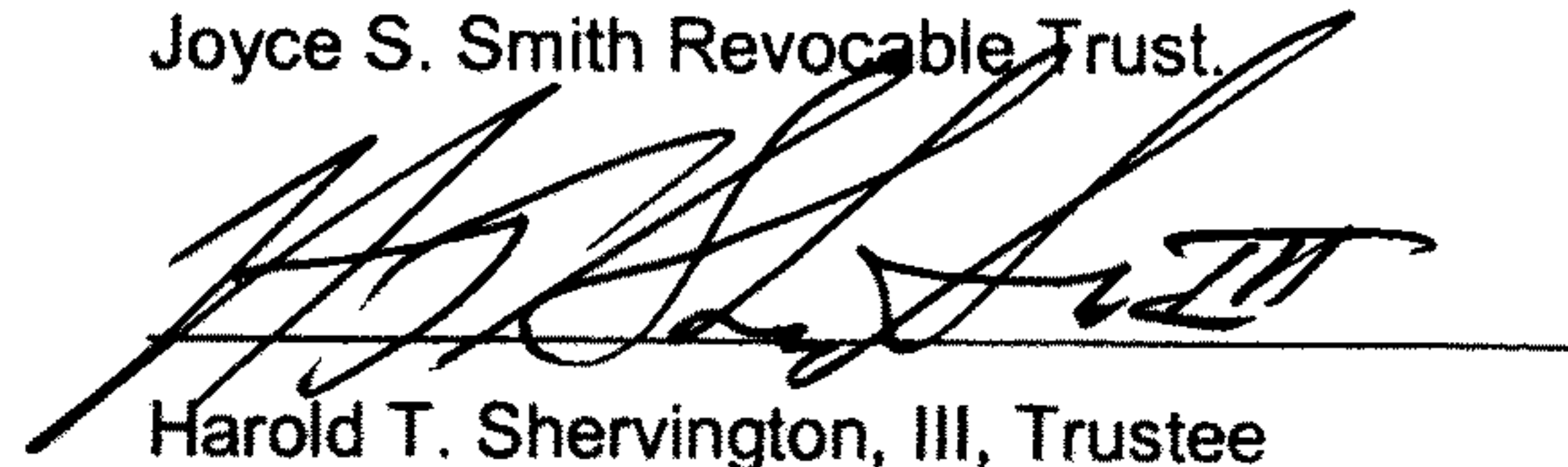
\$119,040.00 of the Purchase Price was obtained by a purchase money mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 30th day of December, 20 16.

Shelby County, AL 01/05/2017
State of Alabama
Deed Tax: \$30.00

Joyce S. Smith Revocable Trust.


Harold T. Shervington, III, Trustee

STATE OF Florida

COUNTY OF Osceola

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Harold T. Shervington, III whose name as trustee of the Joyce S. Smith Revocable Trust, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said trust.

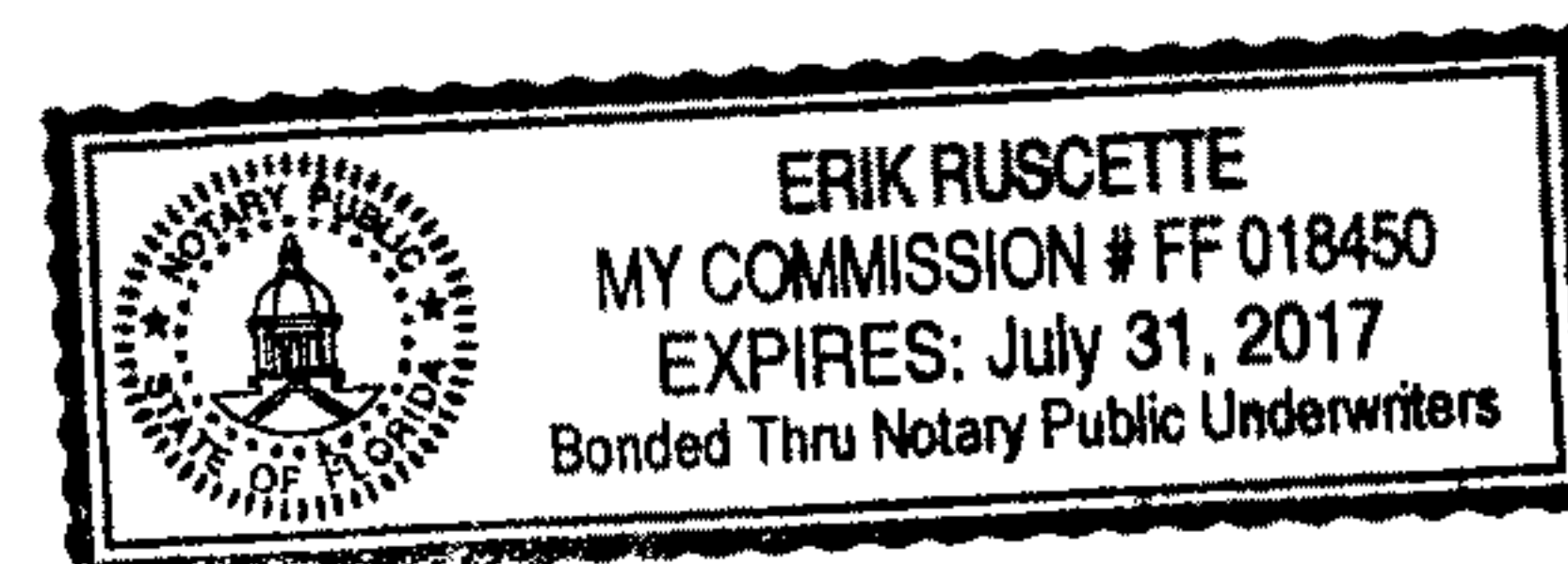
Given under my hand and official seal, this the 30 day of Dec 2016.




Notary Public

My Commission Expires: 07/31/2017

Prepared By:
Parker Law Firm, LLC
1560 Montgomery Hwy Suite 205
Birmingham, AL 35216




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Real Estate Sales Validation Form

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

Grantor's Name	The Joyce S. Smith Revocable Trust	Grantee's Name	Matthew J. Huebert
Mailing Address	153 Summer Brook Ln Alabaster, AL 5007	Mailing Address	2530 Genoa Way Apt 103 Mobile, AL 36607
Property Address	153 Summer Brook Lane Alabaster, AL 35007	Date of Sale	January 3, 2017
		Total Purchase Price	\$148,800.00
		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
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other

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: 12/30/16

☐ Unattested

(verified by)

Print Joyce S. Smith Revocable Trust

Sign: [Signature]
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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