

After Recording Send Tax Notice To:

Joy S. Houts
3527 Crossings Circle
Birmingham, AL 35242

20170119000024050
01/19/2017 02:24:37 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

THAT in consideration of valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Joy S. Houts.**, an unmarried woman (herein referred to as grantor) who certifies that the property conveyed hereby constitutes her homestead, grants, bargains, sells and conveys unto **Michele Houts Smith and James Roy Houts** (herein referred to as grantee) the real estate, SUBJECT TO the reservation stated below, described below situated in Shelby County, Alabama, to wit.

***Lot 79A, according to the Resurvey of Lots 70 and 80,
Caldwell Crossings, as recorded in Map Book 29,
Page 54, in the Probate Office of Shelby County,
Alabama. Mineral and mining rights excepted.***

EXCEPT that, as to all of the above described property, I reserve a life estate, together with the right to use and occupy the same and collect the rents or other income therefrom so long as I shall live.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee and their assigns forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **Joy S. Houts** has hereunto set my hand and seal, this 14th day of December, 2016.



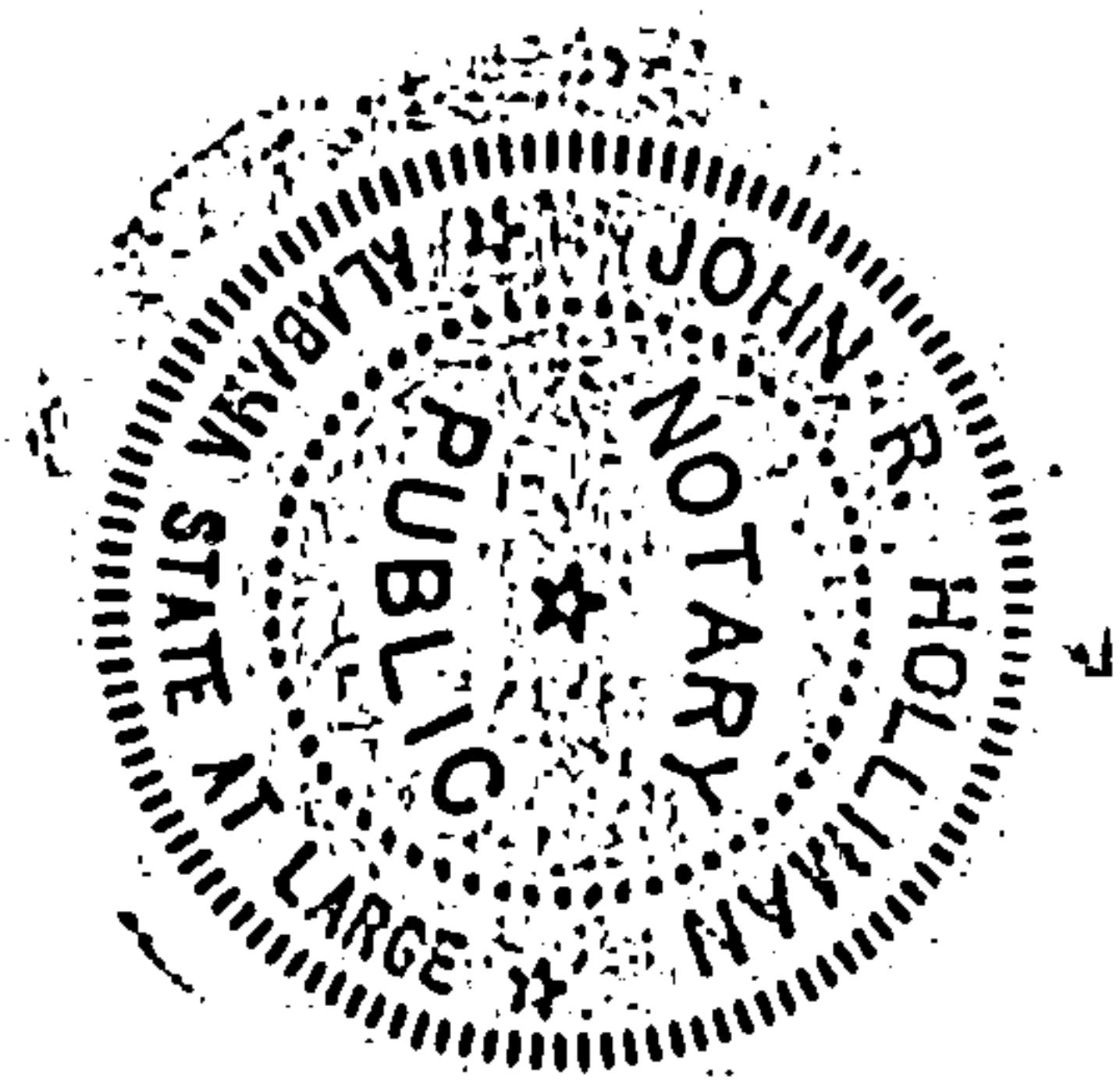
JOY S. HOUTS

STATE OF ALABAMA

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that **Joy S. Houts** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this 14th day of December, 2016.



John R. Holliman, NOTARY PUBLIC
My Commission Expires: August 29, 2018

This Document Prepared By:

John R. Holliman
2491 Pelham Parkway
Birmingham, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name Joy S. Houts
Mailing Address 3537 Crossings Circle
Birmingham, AL 35242

Grantee's Name Michele Houts Smith
Mailing Address James Roy Houts

Property Address 3537 Crossings Circle
Birmingham, AL 35242

Date of Sale December 14, 2016
Total Purchase Price \$ _____
or
Actual Value \$ _____
Assessor's Market Value \$ 260,300

20170119000024050

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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
 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.

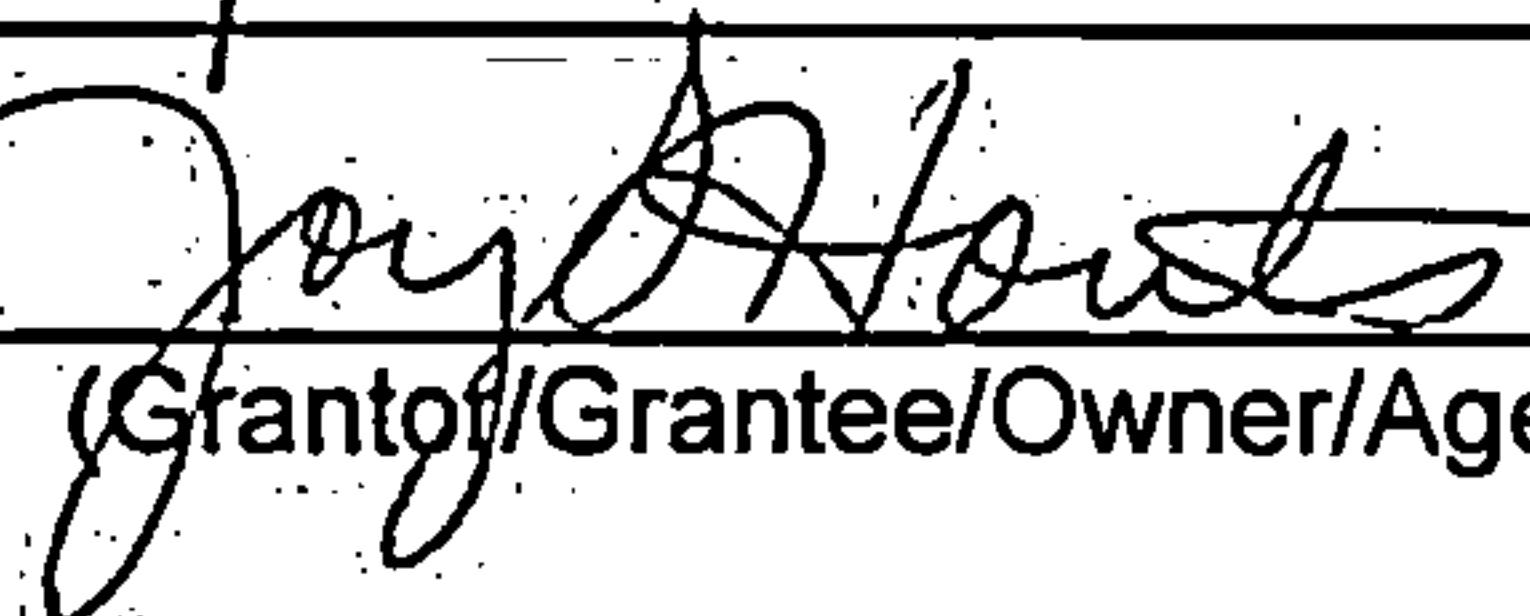
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 _____

Print Joy S. Houts

Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2017 02:24:37 PM
S281.50 CHERRY
20170119000024050

(verified by)

[Print Form](#)

Form RT-1