

Send tax notice to:
Richard Clint Green & Alyssa Miranda Green
David F. Smith and Sandra A. Smith
185 Parkway Circle
Montevallo, AL 35115
File No. PEL1700095

This instrument prepared by:
Stewart & Associates, P.C./
S. Kent Stewart
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

20170303000074500
03/03/2017 11:52:38 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) in hand paid to the undersigned, **Deborah L. Winslett, an unmarried woman, individually and as devisee of the Estate of Essie Rae Smith Weston, deceased, Probate Case No: PR-2013-000343** (hereinafter referred to as "Grantor"), by Richard Clint Green, Alyssa Miranda Green, David F. Smith and Sandra A. Smith (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, Block 4, according to a survey of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

Richard C Green and Richard Clint Green are one in the same person.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$ 114,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has have a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

24th IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the day of February, 2017.

Deborah L Winslett

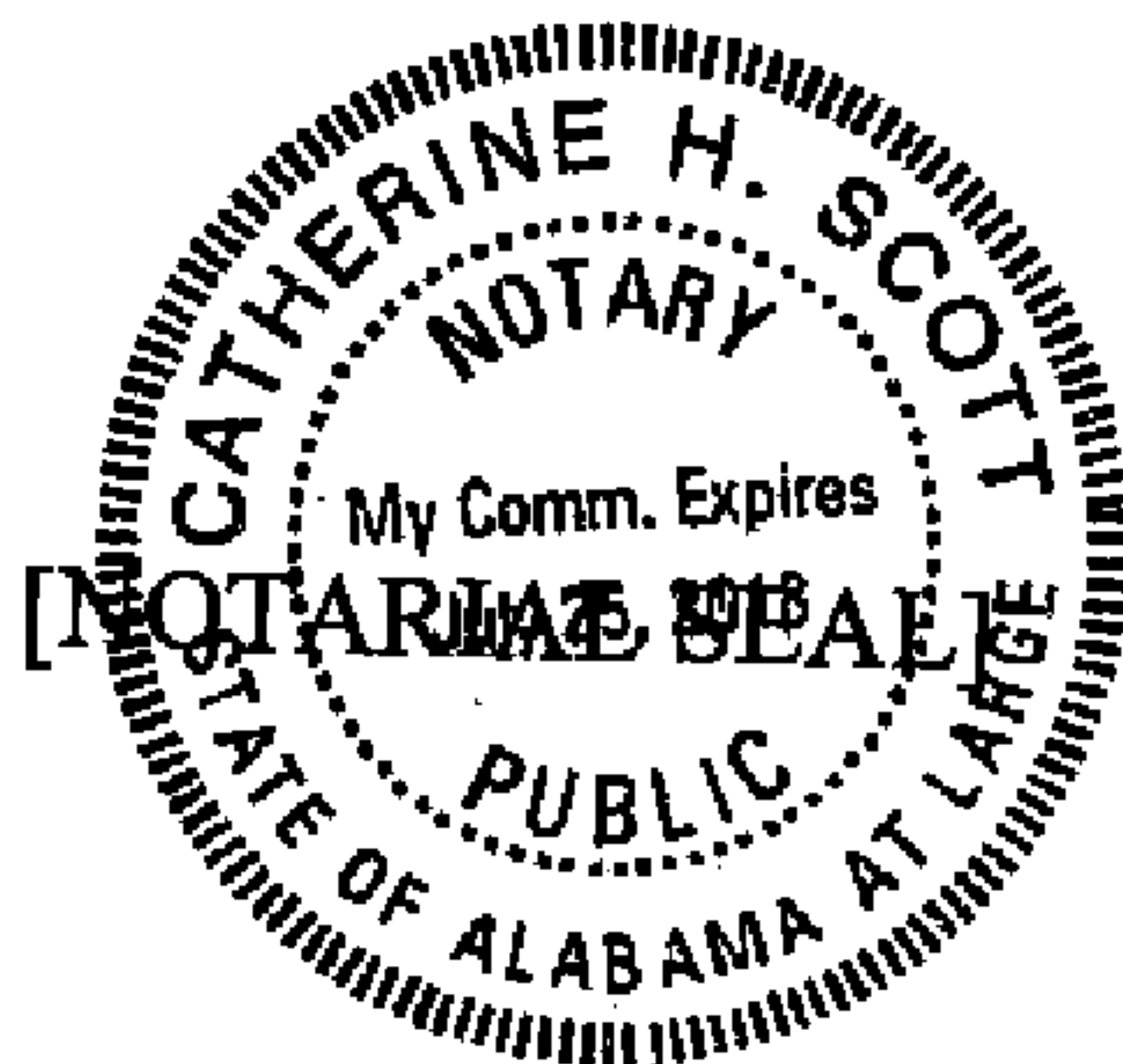
Deborah L. Winslett, Individually and as devisee of the Estate of Essie Rae Smith Weston, deceased, Probate Case No. PR-2013-000343

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah L. Winslett, individually and as devisee of the Estate of Essie Rae Smith Weston, deceased, Probate Case No: PR-2013-000343, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, individually and as such devisee and with full authority, executed the same voluntarily on the day the same bears date. ** An unmarried woman*

Given under my hand and official seal this, the 24th day of February, 2017.



Catherine H. Scott
Notary Public
Printed Name: Catherine H. Scott
My Commission Expires: 7-25-2018

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Deborah Winslett
1168 Rockwell Rd
Montevallo AL 35115

Grantee's Name
Mailing Address

Richard C Green
155 S. Main St
David E Smith
Scudra A Smith
155 Parkway Dr Montevallo AL

Property Address

193 Parkway Dr
Montevallo AL 35115

Date of Sale

2/28/17

Total Purchase Price \$

120,000

or

Actual Value

\$

or

Assessor's Market Value \$

20170303000074500 03/03/2017 11:52:38 AM DEEDS 3/3

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 2/28/17

Print

Kenneth B St John

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/03/2017 11:52:38 AM
\$27.00 CHERRY
20170303000074500

[Signature]