

This instrument prepared by:
Amy Logan
TitleSouth Real Estate Closing Center, 1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Lori D. Sullivan
1146 Riverchase Parkway W
Hoover, AL 35244

GENERAL WARRANTY DEED

20170309000081530
03/09/2017 03:03:22 PM
DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Eighteen Thousand Five Hundred And No/100 Dollars (\$218,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Joe C. Smith, a single man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lori D. Sullivan (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$174,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 28, 2017.

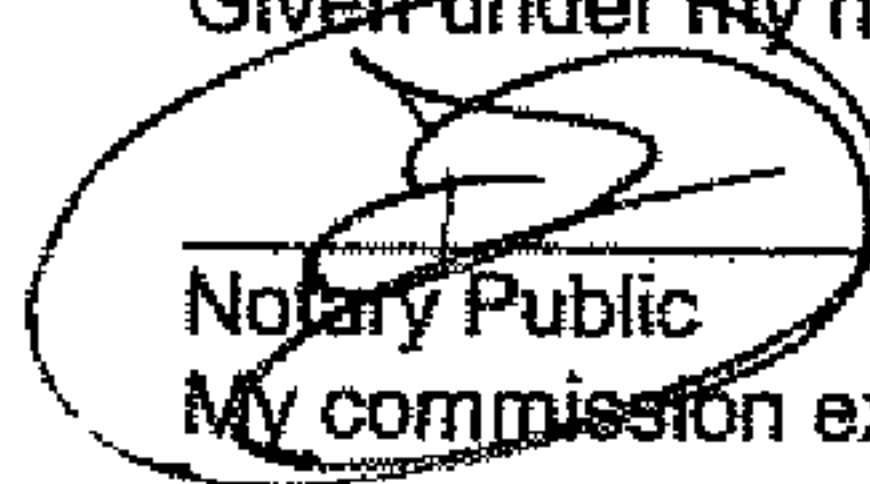
Joe C. Smith
Joe C. Smith

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STATE OF FL
COUNTY OF Pinellas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Joe C. Smith whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 25 day of Feb., 2017.


Notary Public
My commission expires:

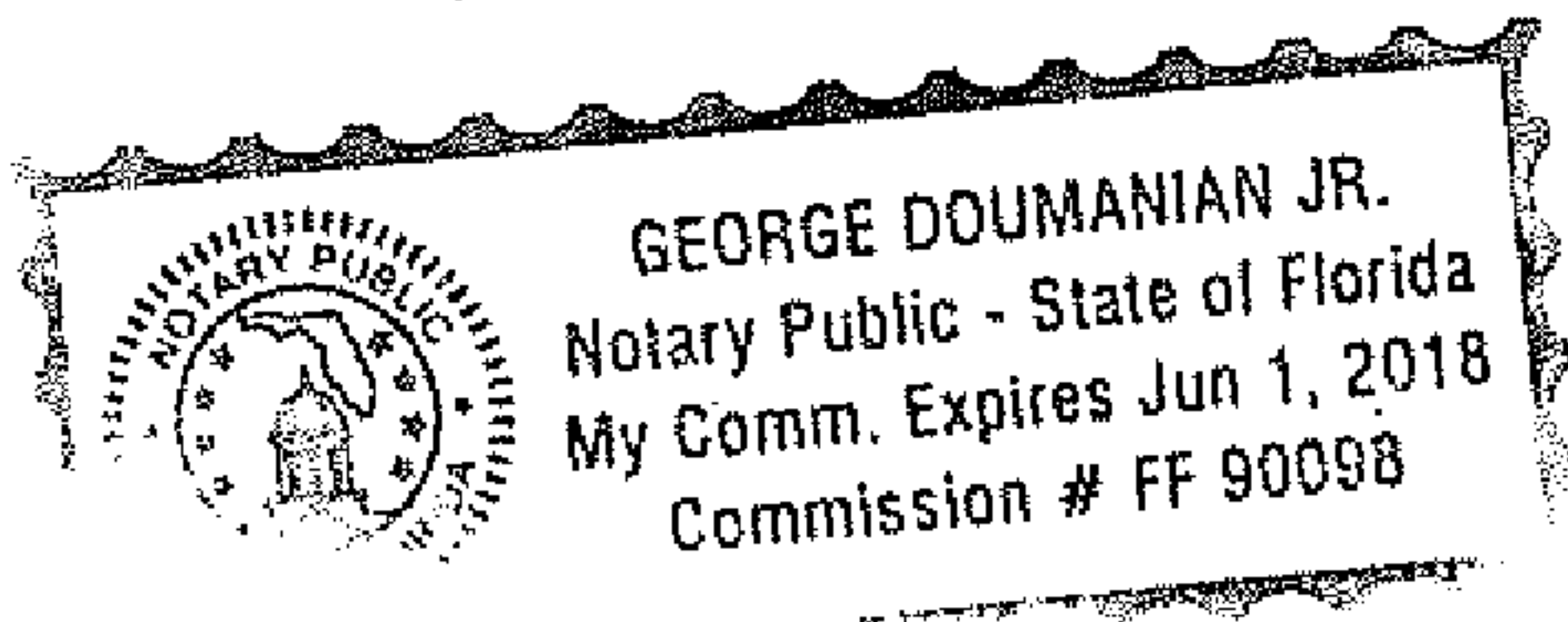


EXHIBIT "A"

Part of the SE ¼ of the NW ¼ and part of the SW ¼ of NE ¼ of Section 35, Township 19 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Beginning at an existing iron rebar being the locally accepted NW corner of the SW ¼ of the NE ¼ of said Section 35, run in an Easterly direction along the North line of said ¼ - ¼ section and along the South line of Lot 2043, Lake Point Estates, 1st Addition as recorded in the Probate Office of Shelby County, Alabama in Map Book 17, page 14, for a distance of 171.92 feet to an existing iron rebar being in the SE corner of said Lot 2043 and being on the NW right of way line of Riverchase Parkway West; thence turn a measured angle to the right of 125°23'44" and run in a Southwesterly direction along the NW right of way line of Riverchase Parkway West for a distance of 365.55 feet to an existing nail in an asphalt drive; thence turn an angle to the right of 132°47'58" and run in a Northerly direction for a distance of 8.81 feet to an existing nail in an asphalt drive; thence turn an angle to the right of 27°38'32" and run in a northeasterly direction for a distance of 30.14 feet to an existing nail in an asphalt drive; thence turn an angle to the right of 6°27'17" and run in a northeasterly direction for a distance of 90.26 feet to an existing nail in an asphalt drive; thence turn an angle to the left of 22°33'35" and run in a northerly direction for a distance of 6.47 feet to an existing nail in an asphalt drive; thence turn an angle to the left of 67°29' and run in a northwesterly direction for a distance of 68.90 feet to an existing iron rebar; thence turn an angle to the right of 67°37'40" and run in a northerly direction for a distance of 59.27 feet to a point that hits in the lake; thence turn an angle to the right of 65°29'54" and run in a northeasterly direction for a distance of 28.00 feet to a point that hits in the lake; thence turn an angle to the left of 65°42'01" and run in a northerly direction for a distance of 73.80 feet, more or less, to an existing iron rebar being on the south line of Lot 2041, Lake Point Estates, 1st Addition; thence turn an angle to the right of 90°29'52" and run in an Easterly direction along the South line of said Lot 2041 for a distance of 38.54 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama. Also known as 1146 Riverchase Parkway, Birmingham, AL 35244

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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

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Grantor's Name Joe C. Smith

Grantee's Name Lori D. Sullivan

Mailing Address 1146 Riverchase Parkway W
Hoover, AL 35244

Mailing Address 1146 Riverchase Parkway W
Hoover, AL 35244

Property Address 1146 Riverchase Parkway W
Hoover, AL 35244

Date of Sale February 28, 2017
Total Purchase Price \$218,500.00

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

☐ Appraisal

☒ Sales Contract

Other:

☐ Closing Statement

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 - Joe C. Smith, 1146 Riverchase Parkway W, Hoover, AL 35244.

Grantee's name and mailing address - Lori D. Sullivan, 1146 Riverchase Parkway W, Hoover, AL 35244.

Property address - 1146 Riverchase Parkway W, Hoover, AL 35244

Date of Sale - February 28, 2017.

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: February 28, 2017

Sign

Amy D. Logan
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/09/2017 03:03:22 PM
\$68.00 CHERRY
20170309000081530

James W. Fuhrmeister