

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Stanley Smith  
4276 Hwy 39  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

20170505000157220 1/3 \$171.00  
Shelby Cnty Judge of Probate, AL  
05/05/2017 02:30:28 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Fifty Thousand and NO/00 Dollars (\$150,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Leah Swift, a single woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Stanley Smith, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27<sup>th</sup> day of April, 2017.

Leah Swift  
Leah Swift

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leah Swift, who 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of April, 2017.



William R. Justice  
Notary Public  
My Commission Expires: 9-11-19

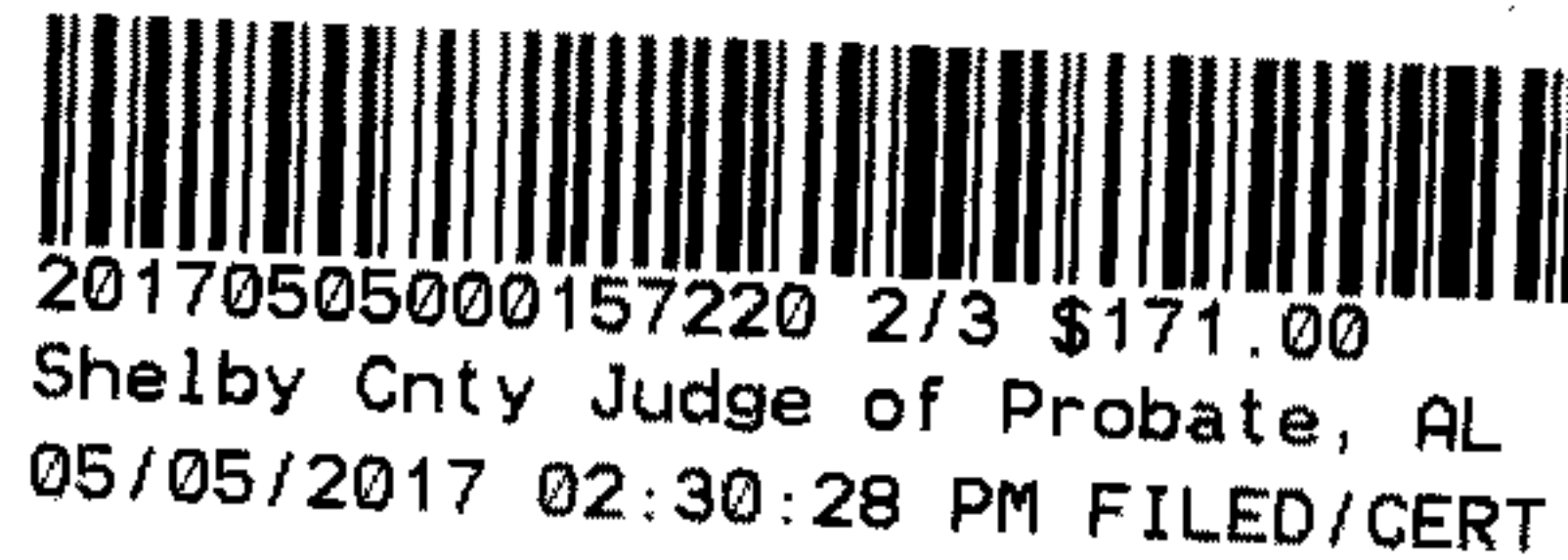
Shelby County, AL 05/05/2017  
State of Alabama  
Deed Tax: \$150.00



EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL NO. 2: Commence at a 1 ½" pipe in place being the Northwest corner of the East one-half of the Southeast one-fourth of the Northwest one-fourth of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 84° 24' 29" East along the North boundary of said quarter-quarter section for a distance of 445.25 feet to a 1 ½" pipe in place; thence proceed South 00° 26' 24" West for a distance of 733.88 feet to a PK Nail in asphalt; thence proceed South 88° 44' 47" West for a distance of 31.26 feet to the centerline of a roadbed; thence proceed North 63° 05' 06" West along the centerline of said roadbed for a distance of 68.75 feet; thence proceed North 69° 49' 08" West along the centerline of said roadbed for a distance of 54.57 feet; thence proceed North 83° 16' 34" West along the centerline of said roadbed for a distance of 70.61 feet; thence proceed North 76° 44' 10" West along the centerline of said roadbed for a distance of 39.83 feet; thence proceed South 81° 32' 13" West along the centerline of said roadbed for a distance of 20.70 feet; thence proceed South 38° 30' 06" West along the centerline of said roadbed for a distance of 83.96 feet; thence proceed South 51° 55' 39" West along the centerline of said roadbed for a distance of 48.69 feet; thence proceed South 63° 57' 27" West along the centerline of said roadbed for a distance of 44.60 feet; thence proceed South 75° 21' 21" West along the centerline of said roadbed for a distance of 41.03 feet to a ½" capped rebar in place (PLS #28251), said point being located on the West boundary of the East one-half of said Southeast one-fourth of the Northwest one-fourth; thence proceed North 00° 27' 29" East along the West boundary of said East one-half of said quarter-quarter section for a distance of 752.56 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama and contains 7.07 acres.



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Leah Swift  
Mailing Address 730 Maplewood Lane  
Sterrett, AL 35147

Grantee's Name: Stanley Smith  
Mailing Address: 4276 Hwy 39  
Chelsea, AL 35043

Property Address: 730 Maplewood Lane  
Sterrett, AL

Date of Sale 4-27-17  
Total Purchase Price \$ 150,000.00


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 -

  
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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 4.27-17

← Sign Leah Swift  
(Grantor/Grantee/Owner/Agent) circle one  
\* Print Leah Swift

☐ Unattested

\_\_\_\_\_  
(Verified by)