

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

20170612000205370
06/12/2017 10:21:20 AM
DEEDS 1/2

Send tax notice to:
Benjamin W. Smith, III and
JeAnne D. Smith
137 Love Lane
Sterrett, AL 35147

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Fifty-Four Thousand Five Hundred and no/100 Dollars (\$154,500.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **CLAYTON 47 INVESTMENTS, LLC**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **BENJAMIN W. SMITH, III and JEANNE D. SMITH** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 13, according to the Revised Final Plat White Oak Manor Subdivision, a Residential Subdivision, as recorded in Map Book 47, page 47, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the nonexclusive easement to the use of the Common Areas and Private Roadways as more particularly described in the Declaration of Protective Covenants for White Oak Manor Subdivision, filed for record in Instrument 2017030100071200, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, as hereinafter collectively referred to as the "Declaration").

\$101,285.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

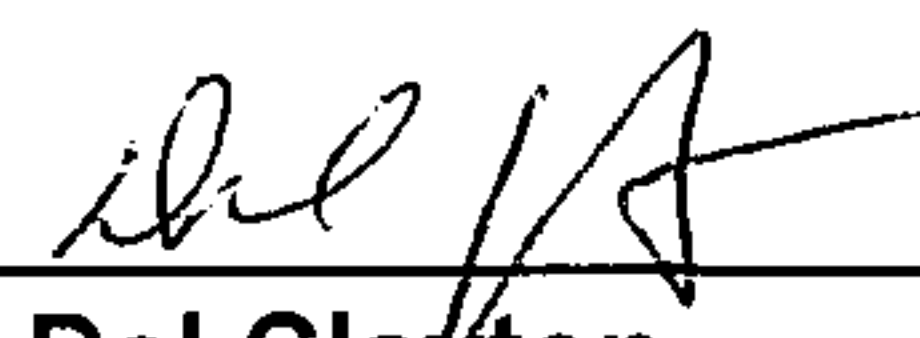
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Grantor, by **Del Clayton**, its **Managing Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 6th day of June, 2017.

CLAYTON 47 INVESTMENTS, LLC



BY: **Del Clayton**
ITS: **Managing Member**

STATE OF ALABAMA
COUNTY OF SHELBY

I, **CHRISTINA ELIZABETH WALL**, a Notary Public in and for said County, in said State, hereby certify that **Del Clayton**, whose name as **Managing Member** of **CLAYTON 47 INVESTMENTS, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 6th day of June, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

Real Estate Sales Validation Form

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

Grantor's Name	Clayton 47 Investments, LLC	Grantee's Name	Benjamin W. Smith, III
Mailing Address	P.O. Box 602 Helena, AL 35080	Mailing Address	JeAnne D. Smith 137 Love Lane Sterrett, AL 35147
Property Address	Lot 13 White Oak Manor	Date of Sale	06/06/2017
		Total Purchase Price \$	154,500.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 - 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 B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/12/2017 10:21:20 AM
\$71.50 CHERRY
20170612000205370

[Signature]