

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Tex Smith and Joan G. Smith
391 Huntwood Rd
Shelby, AL 35143

WARRANTY DEED

20170619000217420

STATE OF ALABAMA

)

06/19/2017 02:48:17 PM

SHELBY COUNTY

)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Forty-Seven Thousand Five Hundred And No/100 Dollars (\$47,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Pongo Properties, LLC (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Tex Smith and Joan G. Smith (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 118, according to the Map and Survey of Town of Shelby, according to E. S. Safford's Map of Shelby of 1819, recorded in Map Book 3 page 38 and 47, in the Office of Judge of Probate of Shelby County, Alabama.

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 \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 15, 2017.

Pongo Properties, LLC

BY:


Karen Davis Combs
Managing Member

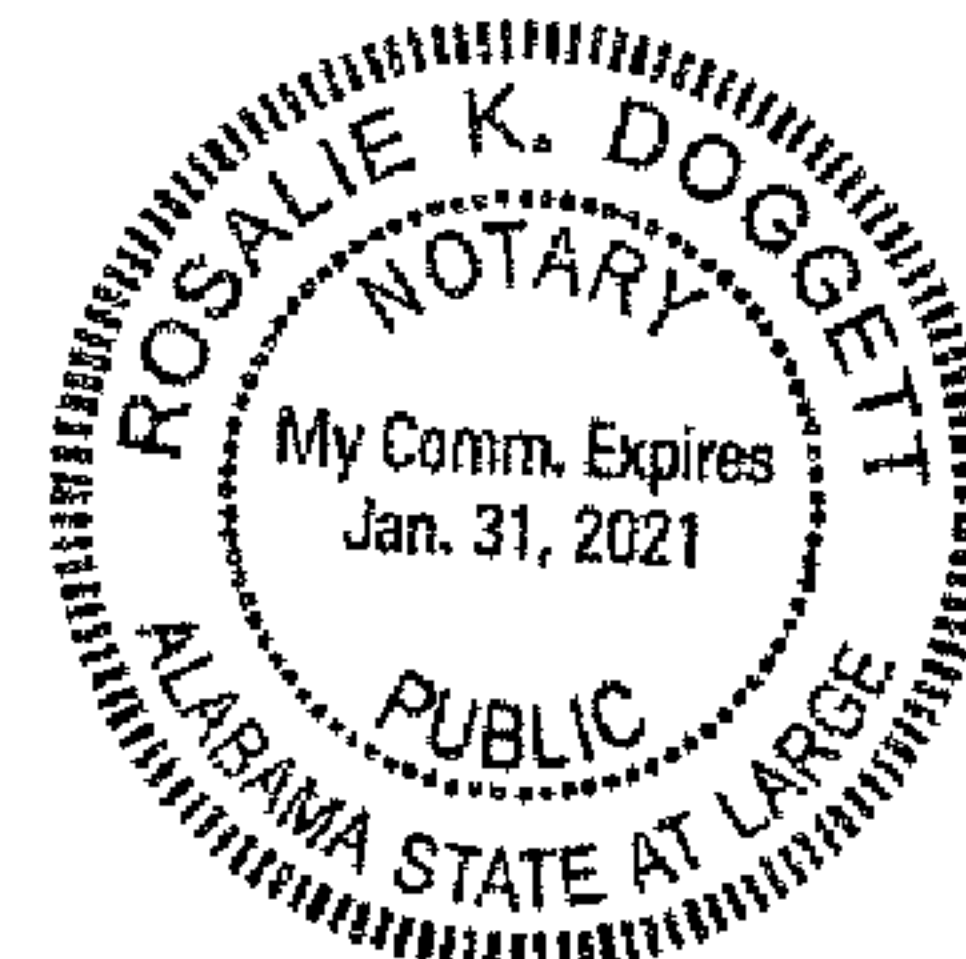
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Davis Combs whose name is signed to the foregoing conveyance as Managing Member of Pongo Properties, LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Limited Liability Company.

Given under my hand and official seal on 15th day of June, 2017.


Notary Public

My commission expires:



PURSUANT TO A REQUEST FROM THE GRANTEEES THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | | | |
|------------------|---------------------------------------|-------------------------|--|
| Grantor's Name | Pongo Properties, LLC | Grantee's Name | Tex Smith and Joan G. Smith |
| Mailing Address | PO Box 381012 Birmingham, AL 35238 | Mailing Address | 342 Jonesboro Circle Columbiana, AL 35051 |
| Property Address | 391 Huntwood Rd Shelby, AL 35143 | Date of Sale | June 15, 2017 |
| | | Total Purchase Price | \$47,500.00 |
| | | 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)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | Other: _____ |
| <input 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 - Pongo Properties, LLC, PO Box 381012, Birmingham, AL 35238.

Grantee's name and mailing address - Tex Smith and Joan G. Smith, 342 Jonesboro Circle, Columbiana, AL 35051.

Property address - 391 Huntwood Rd, Shelby, AL 35143

Date of Sale - June 15, 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: June 15, 2017

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/19/2017 02:48:17 PM
\$65.50 CHERRY
20170619000217420