

20170920000342750
09/20/2017 03:50:31 PM
DEEDS 1/3

Send tax notice to:
Joshua Ryan Stone & Dakota Stone
1033 9th Avenue SW
Alabaster, AL 35007
PEL1700578

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars (\$139,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Malinda Young Smith* and Jerry W. Smtih, Wife and Husband whose mailing address is: 355 Philadelphia Church Rd. Prichard, AL 36272 (hereinafter referred to as "Grantors"), by Joshua Ryan Stone and Dakota Stone (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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:

Lot 3, Block 5, according to the Survey of Bermuda Hills, Third Sector, as recorded in Map Book 7, Page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

*Malinda Young Smith is one and the same person as Malinda C. Young
\$135,703.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

IN WITNESS WHEREOF, Grantors Malinda Young Smith and Jerry W. Smtih have hereunto set their signatures and seals on September 8, 2017.

Malinda Young Smith
Malinda Young Smith

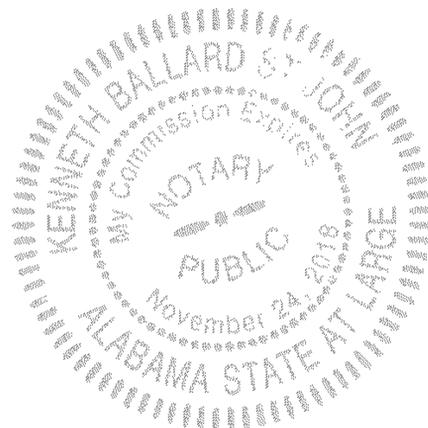
Jerry W. Smith
Jerry W. Smtih

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Malinda Young Smith and Jerry W. Smtih, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of September, 2017.

(NOTARIAL SEAL)



Kenneth Ballard St. John
Notary Public
Print Name: *Kenneth Ballard St. John*
Commission Expires: *11/24/2018*

Real Estate Sales Validation Form

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

Grantor's Name Malinda Young Smith Grantee's Name Joshua Ryan Stone
 Mailing Address Jeremy W. Smith Mailing Address Dakota Stone
355 Philadelphia Church Rd. 1033 9th Ave SW
Piedmont, AL 36272 Alabama, AL 35007

Property Address 1033 9th Ave SW Date of Sale 9/8/17
Alabama, AL 35007 Total Purchase Price \$ 139,900
 _____ 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 - 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 9/8/17

Print Courtney Snow

Unattested _____

Sign Courtney Snow
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/20/2017 03:50:31 PM
 \$25.50 CHERRY
 20170920000342750

James W. Fuhrmeister