

SEND TAX NOTICE TO:  
Steve Smith  
5408 Highway 119  
Montevallo, AL 35115

This Instrument was prepared by:  
William E. Swatek, Attorney at Law  
230 Bearden Road, Pelham, AL 35124  
Phone: (205) 663-0905

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**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

**\*\*TITLE NOT EXAMINED\*\***

Know all men by these presents, that in consideration of the sum of Five Thousand and no/100 Dollars (\$5,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **Steve Smith, an unmarried man, being the Personal Representative of the Estate of Alna S. Mathers, a deceased woman having died on or about the 7<sup>th</sup> day of January, 2015, (Estate recorded with the Shelby County Office of the Judge of Probate of Shelby County, bearing case number PR-15-00141),** hereinafter called "GRANTOR" do hereby grant, bargain, sell and convey unto **Steve Smith, an unmarried man,** hereinafter called "GRANTEE" all right, title and interest in and to the following real estate situated in SHELBY County, Alabama, to wit:


**SEE EXHIBIT "A"**

**PARCEL NUMBERS:      27 1 02 0 000 005.00  
                                 27 1 02 0 001 011.000 AND  
                                 27 1 02 0 001 012.000**

Subject to all restrictions, reservations, conditions and easements of record.  
Subject to current ad valorem taxes for the current year and subsequent year.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

  
20170928000352720 1/6 \$31.00  
Shelby Cnty Judge of Probate, AL  
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IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22 day of \_\_\_\_\_, 2017.

GRANTOR


  
Steve Smith (Personal Representative of the Estate  
of Alna S. Mathers

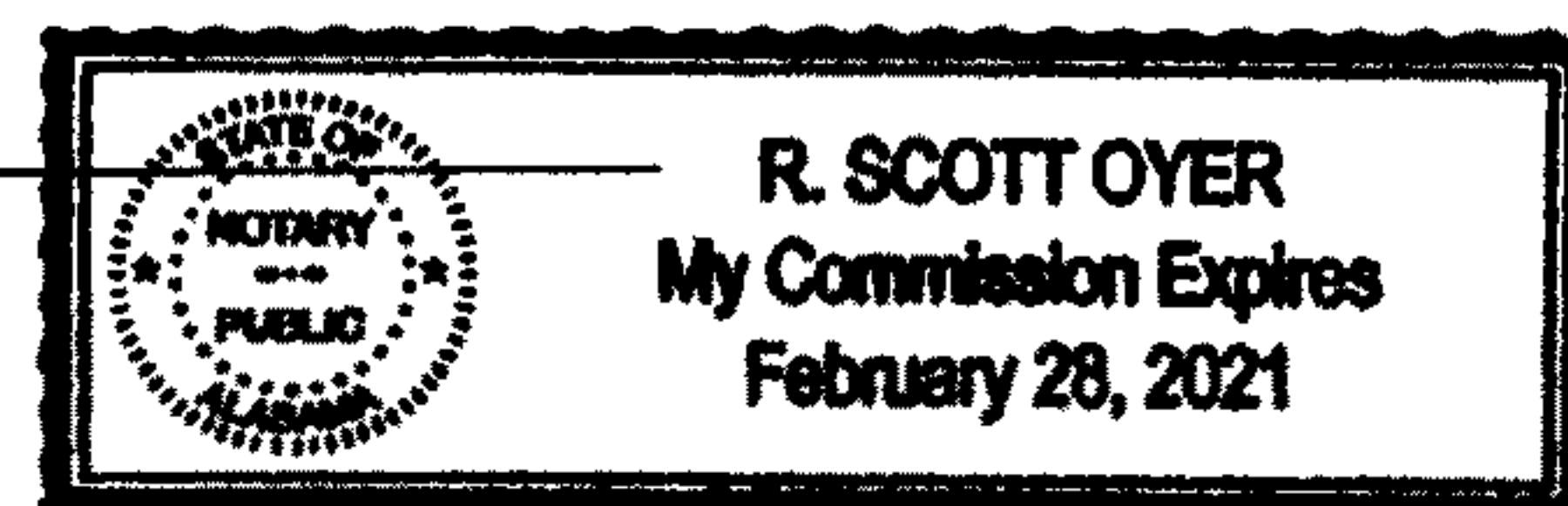
STATE OF ALABAMA )  
COUNTY OF SHELBY )


VERIFICATION

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steve Smith, as Personal Representative of the Estate of Alna S. Mathers, deceased** whose names is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this 22<sup>nd</sup> day of March, 2017.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



  
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PARCEL #: 27 1 02 0 000 005.000  
OWNER: MATHERS ALNA S & JOHN F  
ADDRESS: 6696 HWY 22 MONTEVALLO AL 35115

Baths: 0.0 H/C Sqft: 0  
Land: 362,000 Imp: 0 Total: 362,000  
Acres: 35.000 Sales Info: \$0

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Tax Year : 2016 ▼

SUMMARY

LAND

BUILDINGS

SALES

PHOTOGRAPHS

MAPS

#### LAND COMPUTATION

		Code				
LT/CI/C*	03	831 Timber (Good CI)	12.5	0	\$132,500.00	\$9,110.00
LT/C2/C*	03	832 Timber ( Average CII )	22.5	0	\$229,500.00	\$12,510.00

#### ROLLBACK/HOMESITE/MISCELLANEOUS

#### LEGAL DESCRIPTION

SUB DIVISON1: MAP BOOK: 00 PAGE: 000  
SUB DIVISON2: MAP BOOK: 00 PAGE: 000

PRIMARY BLOCK: 000 SECONDARY BLOCK: 000  
PRIMARY LOT: SECONDARY LOT:

**METES AND BOUNDS:** SW1/4 SW1/4 SEC2 LESS W 220' & LESS BEG NW COR SE 1/4 SW1/4 WLY 280(S) SELY 95'(S) SWLY 93.56' NWLY 195.6' SWLY 248.46' NWLY TO N/L SW1/4 SW1/4 ELY TO POB

#### SALES INFORMATION

No Sales Information on Record

#### QUICK LINKS

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Assessment  
Collection  
Property Deeds  
Millage Rate  
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\*\* News \*\*

DON ARMSTRONG

Property Tax Commissioner

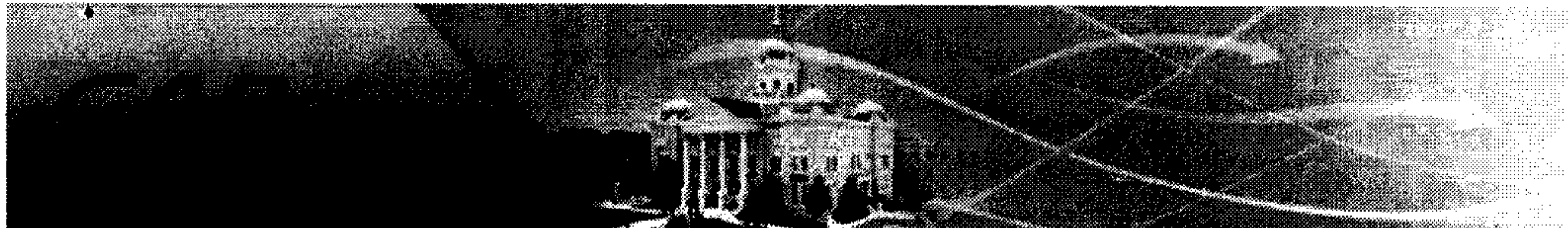
SHELBY COUNTY  
102 Depot Street  
Columbiana, AL 35051  
(205) 670-6900

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**PARCEL #:** 27 1 02 0 001 011.000  
**OWNER:** MATHERS ALNA S & JOHN F  
**ADDRESS:** 6696 HWY 22 MONTEVALLO AL 35115

Baths: 0.0 H/C Sqft: 0  
Land: 7,310 Imp: 0 Total: 7,310  
Acres: 0.690 Sales Info: \$0

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Tax Year : 2016 ▼

[SUMMARY](#) [LAND](#) [BUILDINGS](#) [SALES](#) [PHOTOGRAPHS](#) [MAPS](#)

**LAND COMPUTATION**

LT/CI/C*	03	821 Pasture (Good BI)	0.69	0	\$7,310.00	\$500.00
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**ROLLBACK/HOMESITE/MISCELLANEOUS**

**LEGAL DESCRIPTION**

SUB DIVISON1: MAP BOOK: 00 PAGE: 000  
SUB DIVISON2: MAP BOOK: 00 PAGE: 000

PRIMARY BLOCK: 000 SECONDARY BLOCK: 000  
PRIMARY LOT: SECONDARY LOT:

**METES AND BOUNDS:** BEG 220' E OF SW COR NW1/4 SW 1/4 SEC2 E 290'(S) NWLY 265' (S) NWLY 101.5' S 210' TO POB SEC2 T22S R3W SD 290X210IRR DB 120 P 541 07/20/1945 DB 116P 256 DB295 PG38 10/11/75

**SALES INFORMATION**

No Sales Information on Record

**QUICK LINKS**

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**DON ARMSTRONG**

Property Tax Commissioner

SHELBY COUNTY  
102 Depot Street  
Columbiana, AL 35051  
(205) 670-6900



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**PARCEL #:** 27 1 02 0 001 012.000  
**OWNER:** MATHERS JOHN F & ALNA S  
**ADDRESS:** 6696 HWY 22 MONTEVALLO AL 35115

Baths: 1.5 H/C Sqft: 2,100  
Land: 999,510 Imp: 113,270 Total: 1,112,780  
Acres: 88.000 Sales Info: \$0

<< Prev Next >> [ 1 / 1 Records ]

Tax Year : 2016 ▾

**LAND COMPUTATION**

LT/C1/C*	03	831 Timber (Good CI)	34.7	0	\$367,820.00	\$25,300.00
LT/C2/C*	03	832 Timber ( Average CII )	3.5	0	\$35,700.00	\$1,950.00
LT/B1/C*	03	111 Single Family	1	0	\$12,000.00	
LT/B1/C*	03	821 Pasture (Good BI)	32.7	0	\$392,400.00	\$17,400.00
LT/B2/C*	03	822 Pasture (Avg BII)	16.1	0	\$191,590.00	\$7,130.00

**ROLLBACK/HOMESITE/MISCELLANEOUS**

**LEGAL DESCRIPTION**

SUB DIVISON1: MAP BOOK: 00 PAGE: 000  
SUB DIVISON2: MAP BOOK: 00 PAGE: 000

PRIMARY BLOCK: 000 SECONDARY BLOCK: 000  
PRIMARY LOT: SECONDARY LOT:

**METES AND BOUNDS:** BEG S ROW CO RD 22 230S E W SEC LN S1135 W257.35 NE437.4 SE179.62 SW148.83 S110.35SE507.65 S253.25 SE100 E TO MOORES SP BRANCH NE TO W ROW HWY 119 NLY TO S ROW HWY 22 WLY ALG ROW TO POB

**SALES INFORMATION**

No Sales Information on Record

**QUICK LINKS**

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**DON ARMSTRONG**

Property Tax Commissioner

SHELBY COUNTY  
102 Depot Street  
Columbiana, AL 35051  
(205) 670-6900



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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

Grantor's Name Steve Smith  
Mailing Address 5408 Hwy 119  
Montevallo 35115

Grantee's Name Steve Smith  
Mailing Address 5408 Hwy 119  
Montevallo 35115

Property Address 4491 Hwy 22  
Montevallo AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ total of 3 parcels - \$1,482,000.

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 \_\_\_\_\_

Print Steve R Smith

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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