

Deed

10-10-2017

I Barbara Smith do sell the Property listed below to Margaret Carmichael for the sum of \$800.00 cash paid in full.



20171016000374960 1/2 \$86.50
Shelby Cnty Judge of Probate, AL
10/16/2017 10:46:49 AM FILED/CERT

Seller
Signed
Barbara Smith

Buyer
Margaret Carmichael

Witness
Stacey Ferr

Witness Melba P. Whitehead
Date: Oct. 11, 2017
Expires: May 11, 2024

document prepared by
Melba P Whitehead

Shelby County, AL 10/16/2017
State of Alabama
Deed Tax: \$68.50

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama; thence North $0^{\circ}2'47''$ West along the East line of said $\frac{1}{4}$ Section a distance of 849.80 feet; thence leaving said East $\frac{1}{4}$ section line, South $51^{\circ}47'13''$ West a distance of 310.77 feet to a point lying on the Northerly right of way line of Shelby County Highway #50 (New Howard Settlement Road), (80 foot right of way), said point also being the point of beginning; thence South $44^{\circ}58'53''$ West along said right of way line a distance of 296.86 feet, thence South $41^{\circ}21'12''$ West, along said right of way line a distance of 127.65 feet; thence leaving said right of way line North $16^{\circ}28'8''$ West a distance of 196.87 feet; thence North $10^{\circ}18'7''$ West a distance of 99.83 feet; thence North $72^{\circ}45'45''$ East a distance of 331.27 feet; thence North $3^{\circ}56'44''$ West a distance of 104.95 feet; thence South $17^{\circ}40'44''$ East a distance of 193.21 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT any part of subject property lying within a road right of way.

Real Estate Sales Validation Form

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

Grantor's Name Barbara Smith
Mailing Address 53044 Hwy 25
Vandiver, AL
35176

Grantee's Name Margaret Carmichael
Mailing Address 73 Hwy 50
Vandiver AL 35176

Property Address 73 Hwy 50
Vandiver, AL
35176

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 68,060

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 tax assec.
☐ 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 10-16-17

Print Barbara Smith

Sign Barbara Smith

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20171016000374960 2/2 \$86.50
Shelby Cnty Judge of Probate, AL
10/16/2017 10:46:49 AM FILED/CERT

Form RT-1