

This instrument prepared by:  
Shannon E. Price, Esq.  
PO Box 19144  
Birmingham, Alabama 35219

Send Tax Notice To:  
Jeffrey Wayne Smith, Jr.  
Lindsay Blanchard Smith  
439 Alta Vista Drive  
Chelsea, AL 35043

WARRANTY DEED

20171218000450400

12/18/2017 02:53:51 PM  
DEEDS 1/2

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of Three Hundred and Seventy Nine Thousand and 00/100 Dollars (\$ 379,000 .00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

James L. Fowler and Lori R. Fowler, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Jeffrey Wayne Smith, Jr. and Lindsay Blanchard Smith

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 54, ACCORDING TO THE SURVEY OF HIGH CHAPARRAL SECTOR 3, AS RECORDED IN MAP BOOK 25, PAGE 83 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 360,050 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or 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 and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 6 day of October, 2017.

James L. Fowler (Seal)  
James L. Fowler

Lori R. Fowler (Seal)  
Lori R. Fowler



STATE OF Alabama }

COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Fowler and Lori R. Fowler, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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

Wendy Burdeshaw Price  
Notary Public

My Commission Expires:

August 15, 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	Lexicon Relocation, LLC	Grantee's Name	Jeffrey Wayne Smith Jr. Lindsay Blanchard Smith
Mailing Address	815 South Main Street, 3rd Floor Jacksonville, FL 32207	Mailing Address	267 Strathaven Lane Pelham, AL 35124
Property Address	439 Alta Vista Drive Chelsea, AL 35043	Date of Sale	December 15, 2017
		Total Purchase Price	\$379,000.00
		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	<input type="checkbox"/> 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 - 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.


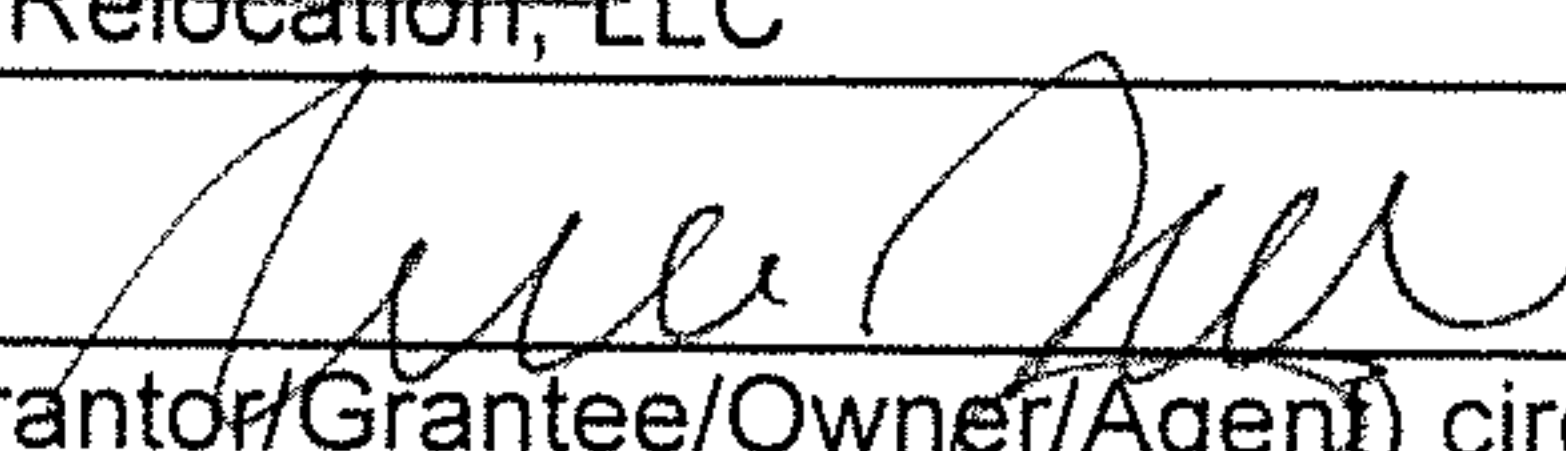
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	December 14, 2017	Print	William Patrick Cochran
			Lexicon Relocation, LLC
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/18/2017 02:53:51 PM  
\$37.00 JESSICA  
20171218000450400

