

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Smith Living Trust
140 Brookshire Lane
Pelham, AL 35124

20180109000008900

STATE OF ALABAMA

01/09/2018 12:18:36 PM

DEEDS 1/2

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Five Hundred Eighty Thousand and no/100 Dollars (\$580,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **JIMMY WALLACE, an unmarried man and CAROL WALLACE, an unmarried woman** (herein referred to as Grantors) grant, bargain, sell and convey unto **THOMAS O. SMITH, IV and MARGARET B. SMITH, Trustees, or their successors in trust, under the SMITH LIVING TRUST, dated December 12, 2017, and any amendments thereto** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 8, according to the Survey of Brookshire, 2nd Sector, a single family residential estate lot subdivision, as recorded in Map Book 16, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 22nd day of December, 2017.


JIMMY WALLACE

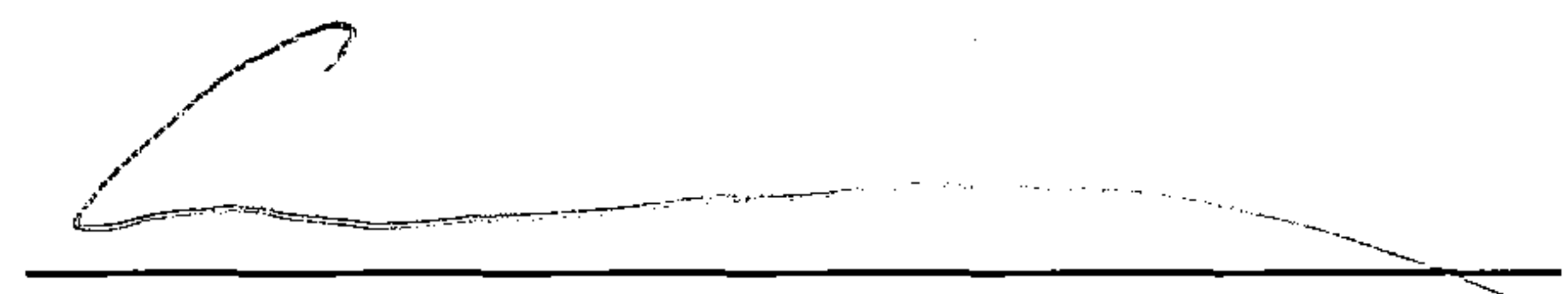

CAROL WALLACE

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **JIMMY WALLACE and CAROL WALLACE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 2017.


Notary Public
My Commission Expires: 01/30/2021

Real Estate Sales Validation Form

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

Grantor's Name JIMMY WALLACE
Mailing Address CAROL WALLACE
232 Dakota Bend
Calera, AL 35040

Grantee's Name Smith Living Trust
Mailing Address 140 Brookshire Lane
Pelham, AL 35124

Property Address 140 Brookshire Lane
Pelham, AL 35124

Date of Sale December 22, 2017
Total Purchase Price \$ 580,000.00

Or
Actual Value \$

20180109000008900 01/09/2018 12:18:36 PM DEEDS 2/2 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
X Sales Contract Other
X 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 B. CHRISTOPHER BATTLES

Unattested (verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/09/2018 12:18:36 PM
\$598.00 CHERRY
20180109000008900

[Signature]