

SEND TAX NOTICE TO:
Mauhkina Mitchell
1318 Calison Way
Pelham, Alabama 35124

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180227000063140
02/27/2018 03:05:11 PM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Five Thousand dollars & no cents (\$275,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Dennis R. Smith, and Nancy K. Smith, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Mauhkina Mitchell, and Val Turner** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 510, ACCORDING TO A RESURVEY OF LOTS 501-520, 543-553 AND 557-561, CALISTON AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 33, PAGE 132, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$ 270,019.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be siclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

35' building setback line on front of said lot as shown on recorded plat/map.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 33, Page 132.

TO HAVE AND TO HOLD to the said grantee, 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 persons.

DRS
MKS

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **February 26, 2018** .

_____(Seal)

Dennis R. Smith (Seal)
Dennis R. Smith

_____(Seal)

Nancy K. Smith (Seal)
Nancy K. Smith

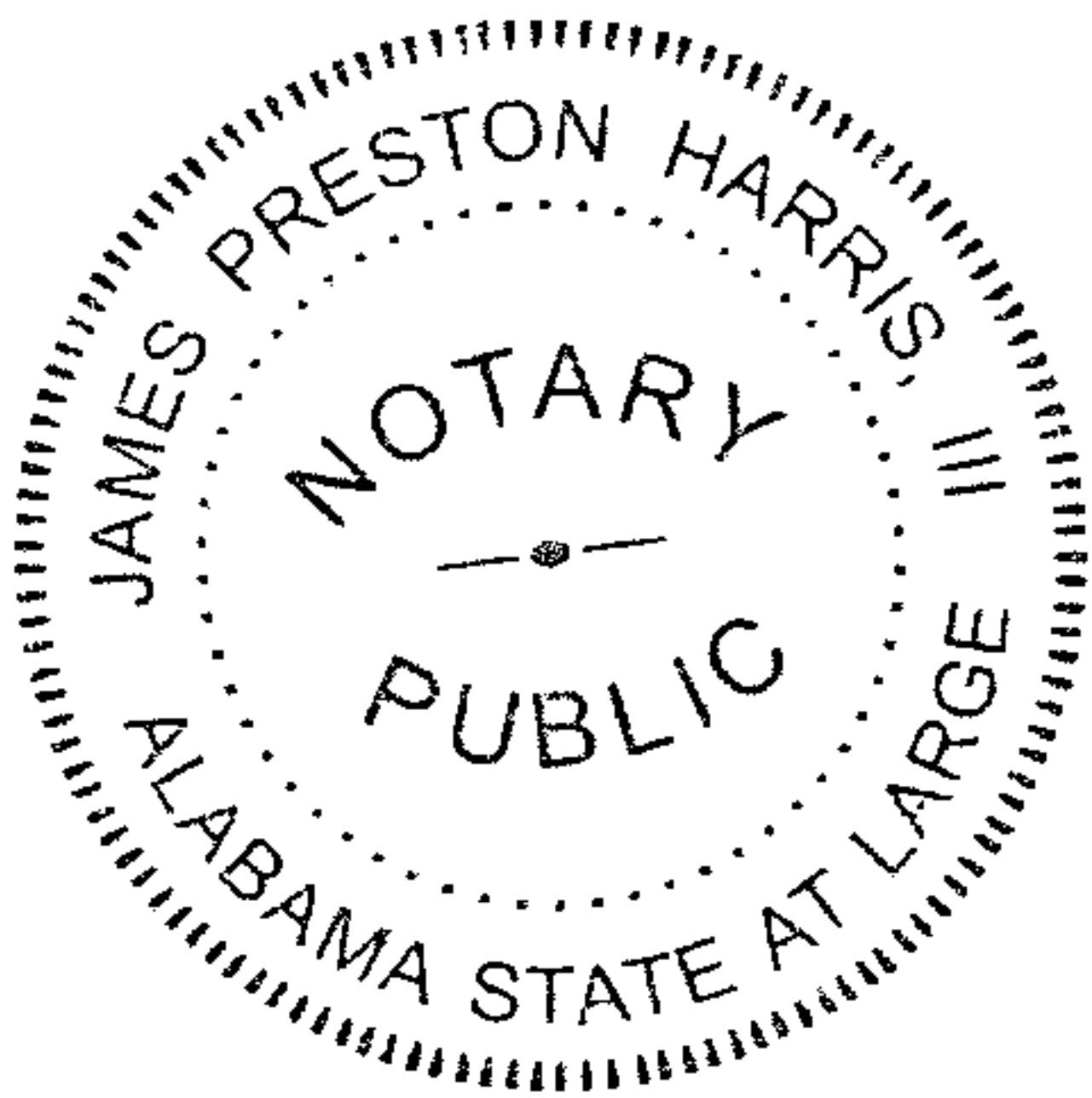
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dennis R. Smith, and Nancy K. Smith, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2018



James Preston Harris III
Notary Public.

(Seal)

My Commission Expires: *3/21/2018*

20180227000063140 02/27/2018 03:05:11 PM DEEDS 2/3

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Dennis R. Smith and Nancy K. Smith

Grantee's Name Mauhkina Mitchell and Val Turner

Mailing Address 799 Hidden Ridge Chelsea, Alabama 35043

Mailing Address 1318 Calison Way Pelham, Alabama 35124

Property Address 1318 Calison Way Pelham, Alabama 35124

Date of Sale 02/26/2018 Total Purchase Price \$275,000.00

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)

- Bill of Sale
[X] Sales Contract
Closing Statement

- Appraisal
Other _____

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 February 26, 2018

Print Dennis R. Smith

Unattested

(verified by) [Signature]

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/27/2018 03:05:11 PM
\$26.00 CHERRY
20180227000063140

[Signature]