

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Ninety Five Thousand Dollars (\$495,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Sandra L. Bliss, a single woman**, (herein referred to as grantor), grant, bargain, sell and convey unto **Ernest L. Smith Jr. and Misty R. Smith**, (herein referred to as grantees), for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

LOT 11-A, ACCORDING TO THE RESURVEY LOTS 10 & 11 OF GRAND OAKS, AS RECORDED IN MAP BOOK 35, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO:

AN EXCLUSIVE JOINT DRIVEWAY FOR AN INGRESS/EGRESS EASEMENT FOR THE USE OF LOT 10A AND 11A OF GRAND OAKS, SITUATED IN THE SE ¼ OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 4 WEST, CITY OF HOOVER, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF LOT 10A OF A RESURVEY OF LOTS 10 & 11, GRAND OAKS, AS RECORDED IN MAP BOOK 35, PAGE 58, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 42 MINUTES 19 SECONDS WEST A DISTANCE OF 90.00 FEET; THENCE NORTH 62 DEGREES 25 MINUTES 12 SECONDS WEST A DISTANCE OF 33.45 FEET; THENCE NORTH 24 DEGREES 09 MINUTES 37 SECONDS EAST A DISTANCE OF 96.05 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 40 MINUTES 51 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 50 DEGREES 26 MINUTES 57 SECONDS EAST, AND A CHORD DISTANCE OF 30.64 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.14 FEET TO THE POINT OF BEGINNING.

For ad valorem tax purposes only, the address to the above described property is 1047 Grand Oaks Drive, Bessemer, AL 35022.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

This conveyance and the warranties hereinafter contained are made subject to any, and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

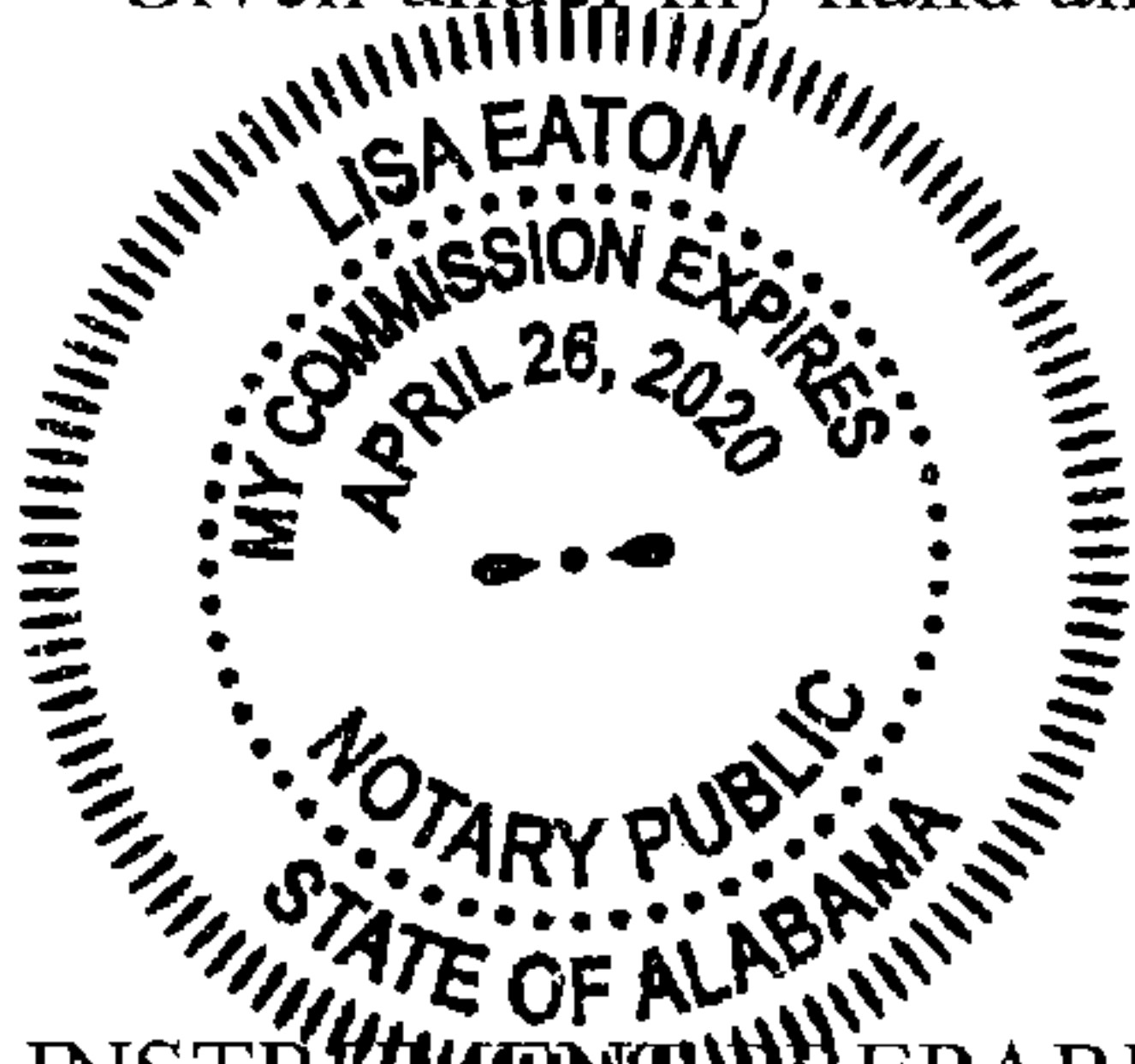
In Witness Whereof, I have hereunto set my hand and seal this _____ day of March, 2018.

Sandra L. Bliss
Sandra L. Bliss

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Sandra L. Bliss**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2018.



Lisa Eaton
NOTARY PUBLIC
My Commission Expires: 4/28/2020

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830. AFTER RECORDING RETURN TO: Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Sandra L. Bliss
Mailing Address 1047 Grand Oak Drive
Bessemer, AL 35022

Grantee's Name Ernest L. Smith, Jr. and Misty R. Smith
Mailing Address 1655 Oak Park Lane
Helena, AL 35080

Property Address 1047 Grand Oaks Drive
Bessemer, AL 35022-7237

Date of Sale 03/30/2018
Total Purchase Price \$ 495,000.00

Actual Value \$
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/12/2018 08:22:47 AM
\$179.00 CHERRY
20180412000121430

[Signature]

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
Sales Contract (checked)
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 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 Leanne G. Ward

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one