

Send Tax Notice To:
Barry C. Smith and Melissa A. Smith
337 Highway 51
Wilsonville, Alabama 35186

Source of title: 20110826000252800
Value: \$155,425.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

****TITLE NOT EXAMINED BY PREPARER****

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS**
SHELBY COUNTY)

That in consideration of Grantor's marriage to the Grantee, Barry C. Smith and other good and valuable consideration to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Melissa H. Jones, widow of Steven A. Jones, now Melissa A. Smith, a married woman**, herein referred to as grantor does grant, bargain, sell and convey unto **Melissa A. Smith, and husband, Barry C. Smith**, herein referred to as Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainders and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I so for myself and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

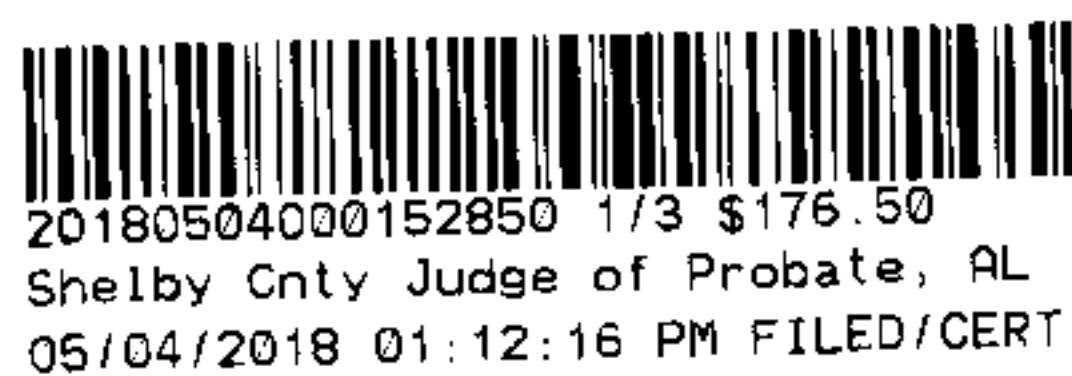
IN WITNESS WHEREOF, we have hereto set our signatures and seals, this the 27th day of April 2018.

WITNESS:

Melissa H. Jones, now
Melissa A. Smith (Seal)
MELISSA H. JONES, now
MELISSA A. SMITH

B. C. Smith (Seal)
BARRY C. SMITH

STATE OF ALABAMA)
)
SHELBY COUNTY)



Shelby County, AL 05/04/2018
State of Alabama
Deed Tax: \$155.50

I, Jeffrey M. Chapman, a Notary Public in and for said County, in said State, hereby certify that MELISSA H. JONES, now MELISSA A. SMITH, and BARRY C. SMITH 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 the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April 2018.

This instrument prepared by:
Jeffrey M. Chapman, Esq.
2163 Highway 31 S., Suite 213
Pelham, Alabama 35124

Jeffrey M. Chapman
Notary Public
My Commission Expires
A rectangular notary seal stamp for Jeffrey M. Chapman, Notary Public, State of Alabama. It includes the text "JEFFREY M. CHAPMAN", "My Commission Expires June 19, 2018", and a circular emblem with "NOTARY PUBLIC ALABAMA".

ATTACHMENT A

A parcel of land in the West half of Section 23, Township 20 South, Range 1 East, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 23; thence South 00 degrees 04 minutes 27 seconds East along the East line of said Sixteenth Section, a distance of 163.36 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502", on the South edge of a prescriptive easement for County Highway 51 and the point of beginning; thence South 00 degrees 04 minutes 27 seconds East, along the East line of said Sixteenth Section, a distance of 214.79 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence South 89 degrees 55 minutes 33 seconds West a distance of 591.41 feet, to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence North 00 degrees 04 minutes 27 seconds West, a distance of 432.98 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence North 44 degrees 33 minutes 59 seconds East a distance of 365.85 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502", on the South edge of a prescriptive easement for County Highway No. 51; thence South 45 degrees 26 minutes 01 seconds East along said easement, a distance of 158.25 feet to a point; thence South 31 degrees 11 minutes 36 seconds East, along said easement, a distance of 429.05 feet to the point of beginning.



20180504000152850 2/3 \$176.50
Shelby Cnty Judge of Probate, AL
05/04/2018 01:12:16 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Melissa Smith
Mailing Address 337 Hwy 51
Wilsonville 35186

Grantee's Name Barny Smith
Mailing Address 337 Hwy 51
Wilsonville 35186


Property Address 337 Highway 51
Wilsonville, AL 35186

Date of Sale 4/27/18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$310,850 1/2 155,425

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
☐ Closing Statement

☐ Appraisal
☐ Other


20180504000152850 3/3 \$176.50
Shelby Cnty Judge of Probate, AL
05/04/2018 01:12:16 PM FILED/CERT

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 5-4-18

Print Melissa Smith

X Unattested Karen Nielsen
(verified by)

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