This instrument was prepared by:
Michael L. Murphy
Attorney at Law
44 Court Square East
Centreville, AL 35042

Shelby County: AL 05/11/2018 State of Alabama Deed Tax:\$93.00

Source of Title: Book 233, Page 896

20180511000163830 1/3 \$114.00 Shelby Cnty Judge of Probate: AL 05/11/2018 01:47:51 PM FILED/CERT

STATE OF ALABAMA)

: <u>W</u>
COUNTY OF SHELBY) Re

WARRANTY DEED
Reserving a Life Estate

THIS INDENTURE, made and entered into this the 8th day of May, 2018, by and between PATSY MARTIN SMITH, a single woman, hereinafter referred to as Grantor, and PAMELA SMITH HORTON, hereinafter referred to as Grantee;

WITNESSETH

That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the said Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated, lying and being in the County of Shelby, State of Alabama, to-wit:

Begin at the intersection of the Montevallo-Ashville Road and Longview Road and run South along East right of way line of Montevallo-Ashville Road 1122 feet to point of beginning of lot herein described; thence run South along Montevallo-Ashville Road right of way 297 feet; thence East to the East line of the SW ¼ of the SE ¼ of Section 35, Township 21, Range 3 West; thence North 297 feet to Anna Frost property; thence West to the point of beginning; being in the West ½ of the SE ¼ of Section 35, Township 21, Range 3 West, containing 8 acres, more or less.

Grantor reserves a life estate in and to said property.

This conveyance is made subject to all restrictions, easements, reservation and right of way of record in the Office of the Probate Judge of Shelby County, Alabama.

Together with all and singular the tenements, hereditament and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right title, interest, dower and the rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD unto said Grantee, in fee simple, forever, together with every contingent remainder and right of reversion. Grantor represents and covenants with Grantee, her heirs and assigns, that Grantor is seized of and indefeasible estate, in fee simple, in and to said described property, and that Grantor has the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor will forever warrant and defend Grantee, her heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all personal whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on this the day and in the year first herein above written.

Talsy Martin Smith

PATSY MARTIN SMITH

STATE OF ALABAMA COUNTY OF BIBB	
PATSY MARTIN SMITH, to me, acknowledged before	Notary Public, in and for said State and County, hereby certify that whose name is signed to the foregoing conveyance, and who is known me on this day that being informed of the contents of the conveyance, tarily on the same bears date.
Given under my hand	this the 8 th day of May, 2018.
	NOTARY PUBLIC My Commission Expires: 1-4-22
Grantor: PATSY MARTIN SMITH 5408 Highway 119 Montevallo, AL 35115	Grantee: PAMELA SMITH HORTON 294 Lyn Gail Trail Brierfield, AL 35035
A DEDECC OF DEODERTY	20180511000163830 2/3 \$114.00 Shelby Cnty Judge of Probate, AL 05/11/2018 01:47:51 PM FILED/CERT
ADDRESS OF PROPERTY	

Assessed Value:

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name Patsy Martin S	Smith Grant	ee's Name Pamela Smith Horton	1
Mailing Address 5408 Highway	y 119	294 Lyn Gail Trail	
Montevallo, A	AL 35115	Brierfield, AL 35035	
Property Address: 5408 Highw Montevallo,	ay 119 Date AL 35115 Total	of Sale May 8, 2018 Purchase Price \$	1/2=9279
The purchase price or actual valu Evidence: (check one)	e claimed on this fo	rm can be verified in the following doo	cumentary
Bill of Sale	Appraisal		
Sales Contract	Other		
Closing Statement			
document is true and accurate	. I further underst	ief that the information contained and that any false statements claimed adicated in <u>Code of Alabama</u> 1975 Se	ed on this
Date May <u>S</u> _, 2018		Printed Name Pane 14 5	Horton
By: Grantor or Grantee or <u>Agen</u> (Circle One)	<u>t</u>	Sign Ramela & Horton	

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