

THIS INSTRUMENT WAS PREPARED BY:

20180514000165430
05/14/2018 11:59:36 AM
DEEDS 1/4

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of TWENTY-TWO THOUSAND AND NO/100 DOLLARS (\$22,000.00) to the undersigned paid by Grantees herein, the receipt of which is hereby acknowledged, the undersigned **BRIAN L. SMITH**, a married man, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **MICHAEL LONG AND KATIE LONG**, Husband and Wife, (hereinafter referred to as Grantees) joint-tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

Commonly known as 521 Sycamore Road, Columbiana, AL 35051
Parcel ID: 16 9 30 0 000 012.004
*Above described property is not the homestead of the Grantor, nor
the homestead of the Spouse of the Grantor.*

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **MICHAEL LONG AND KATIE LONG**, joint-tenants with right of survivorship, their heirs successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' deaths, the entire interest in fee

simple shall pass to the heirs, successors and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

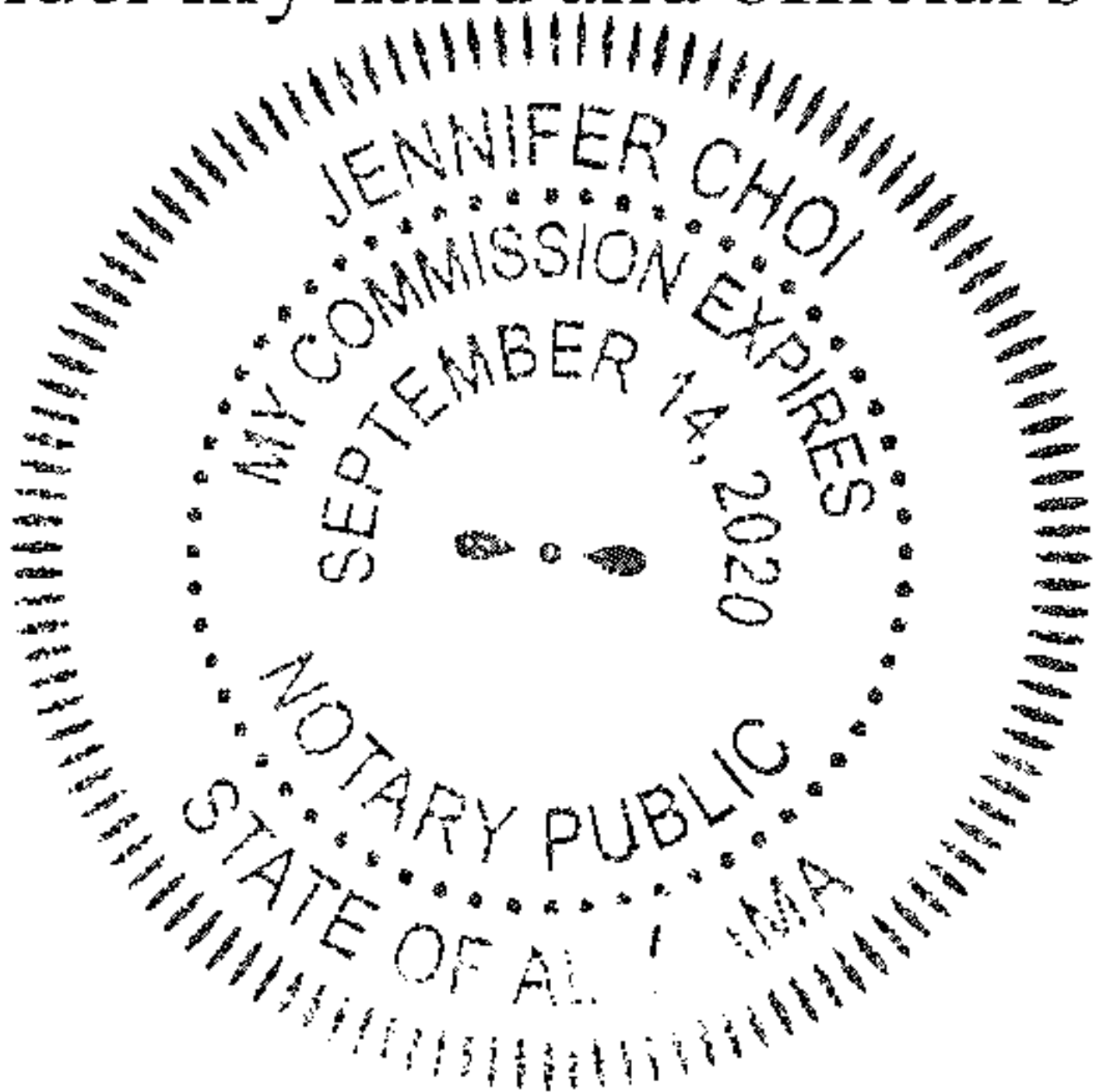
IN WITNESS WHEREOF, BRIAN L. SMITH has caused this conveyance to be executed and his seal affixed this the 21st day of March, 2018

Brian L. Smith by Randall H. Goggans
BRIAN L. SMITH by Randall H. Goggans, his
His Attorney-in-Fact Attorney-in-fact
Inst. # 20180514000165200

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Randall H. Goggans, whose name as Attorney-in-Fact for BRIAN L. SMITH, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such attorney-in-fact, with full authority, executed the same voluntarily for and as the act of said Brian L. Smith.

Given under my hand and official seal, this the 21st day of March, 2018



[Signature]
Notary Public
My commission expires: 9/14/2020

SCHEDULE A
Continued

EXHIBIT "A"

A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 666.14 FEET; THENCE TURN RIGHT 92°01' EASTERLY 260.98 FEET; THENCE TURN RIGHT 87°58' SOUTHERLY 666.40 FEET TO THE SOUTH LINE OF SAID 1/4 1/4; THENCE TURN RIGHT 92°06' WESTERLY ALONG THE SAID SOUTH LINE 261.09 FEET TO THE POINT OF BEGINNING.

ALSO, A NON-EXCLUSIVE EASEMENT FOR A RIGHT OF WAY:

NONEXCLUSIVE 60-FOOT WIDE ACCESS EASEMENT OVER AND ACROSS A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AS IDENTIFIED ON THE ATTACHED PLAT LABELED EXHIBIT "A" AND MADE PART OF THIS DOCUMENT.

Real Estate Sales Validation Form

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

Grantor's Name Brian L. Smith Grantee's Name Michael Long &
 Mailing Address ~~XXXXX~~ Mailing Address Katie Long
P.O. Box 382753 521 Sycamore Rd.
Birmingham AL 35238 Columbiana AL 35051

Property Address 521 Sycamore Rd. Date of Sale 3/21/18
Columbiana AL Total Purchase Price \$ 72,000.00
35051 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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.

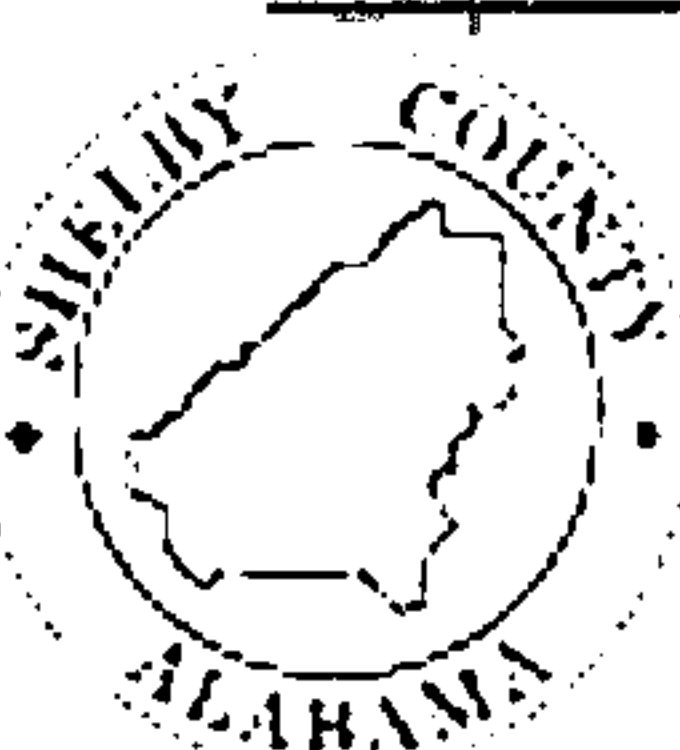
Date of Sale - the date on which interest to the property was conveyed.

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 3/21/18Print Burt Newsome

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Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk (verified by)
 Shelby County, AL
 05/14/2018 11:59:36 AM
 \$46.00 JESSICA
 20180514000165430

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

A handwritten signature in black ink, appearing to read "Burt Newsome", is written over a horizontal line.