

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Michael Lee Smith

637 Hwy 221
Montevallo Ala.

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Sixty One Thousand Three Hundred Thirty Three and 00/100 Dollars (\$61,333.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Patsy Martin Smith (a widow)** being the sole grantee of the joint tenancy right of survivorship deed dated the 20, day of May 1999 and recorded at instrument #1999-22570 in the office of the Probate Judge of Shelby County Alabama, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Michael Lee Smith, a married man**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 15th day of December, 2015 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

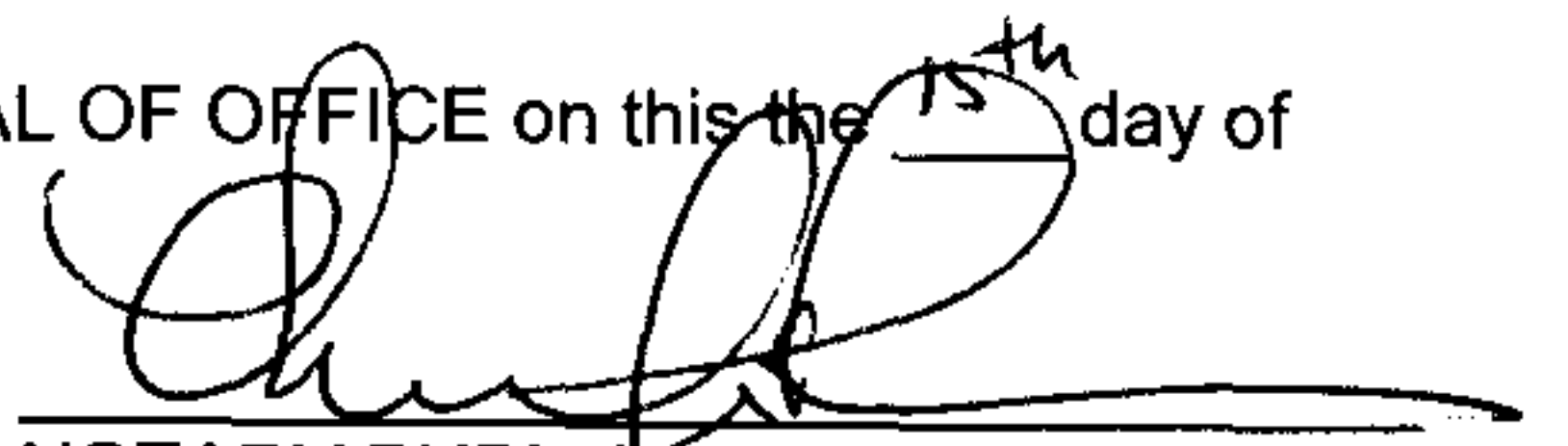
Patsy Martin Smith
Patsy Martin Smith

STATE OF ALABAMA)
)
SHELBY COUNTY) ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Patsy Martin Smith, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15th day of December, 2015.


20180529000185410 1/3 \$82.50
Shelby Cnty Judge of Probate, AL
05/29/2018 08:06:27 AM FILED/CERT


NOTARY PUBLIC
My Commission Expires: 5/15/2016

POOR QUALITY

Parcel I
The North half of that portion of land lying on the West side of the SE 1/4 of NE 1/4 and running to a point on the North line of said forty; bounded on the south by Samie Johns and on the East by Dogwood Church Road, and on the North by Dewey Johnson and on the West of the Little Gem Coal Company's property, said North half containing one acre, more or less, and being a part of Section 5, Township 22, Range 3 West.

Parcel II

A part of the SE 1/4 of NW 1/4 of Section 5, Township 22 South, Range 3 West, described as follows: Begin at the Southeast corner of said SE 1/4 of NW 1/4 and run North along the East line of said SE 1/4 of NW 1/4 341.89 feet to the point of beginning of the lot herein described; from said point of beginning continue North along the East line of said SE 1/4 of NW 1/4 687. feet; thence run South 87 degrees 10 minutes West 127.6 feet; thence run South 2 degrees 50 minutes East 687. feet; thence North 87 degrees 10 minutes East 127.6 feet to the point of beginning. Minerals and mining rights excepted.

And a part of the SW 1/4 of NE 1/4 of Section 5, Township 22 South, Range 3 West, described as follows: Begin at the Southwest corner of said SW 1/4 of NE 1/4 and run North along the West line of said SW 1/4 of NE 1/4 341.89 feet to the point of beginning of the lot herein described; from said point of beginning run in an Easterly direction along the North line of property which was formerly known as the Samie Johns property 250 feet, more or less, to the west right of way line of Dogwood Church Road, thence in a Northerly direction along the West right of way line of said road 343.50 feet, more or less, to the Southerly line of property owned by Gertrude Lee Kirkley; thence in a Westerly direction along the Southerly line of property belonging to Gertrude Lee Kirkley to West line of said SW 1/4 of NE 1/4 of said Section 5, thence in a Southerly direction along said West line of SW 1/4 of NE 1/4 of said Section 5, 343 1/2 feet, more or less, to the point of beginning.

Minerals and mining rights excepted.



20180529000185410 2/3 \$82.50
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Real Estate Sales Validation Form

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

Grantor's Name Patsy Smith
Mailing Address _____

Grantee's Name Michael Lee Smith
Mailing Address same as prop. address

Property Address _____
5408 Hwy 119
Montevallo AL 35715

Date of Sale 12-15-15
Total Purchase Price \$ 61,333.00

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
☒ 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 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 12/15/15

Print Michael Lee Smith

Sign Michael Lee Smith

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one