

SEND TAX NOTICE TO:
Dana G. Smaha and Joseph R. Smaha
2150 Kirkman Drive
Birmingham, Alabama 35242

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180709000242740
07/09/2018 11:14:56 AM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

~~Jefferson~~ COUNTY

Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Five Thousand dollars & no cents (\$555,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Christopher B. Jordan and Amber W. Jordan, husband and wife and Hiram R Jordan, a married man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Dana G. Smaha and Joseph R. Smaha** (herein referred to as grantee, whether one or more), the following described real estate, situated in ~~Jefferson~~ County, Alabama, to-wit:

Shelby

LOT 69, ACCORDING TO THE SURVEY OF KIRKMAN PRESERVE, PHASE 3, AS RECORDED IN MAP BOOK 44, PAGE 58 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 453,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property does not represent the homestead of Hiram R. Jordan nor his spouse.

Subject to:

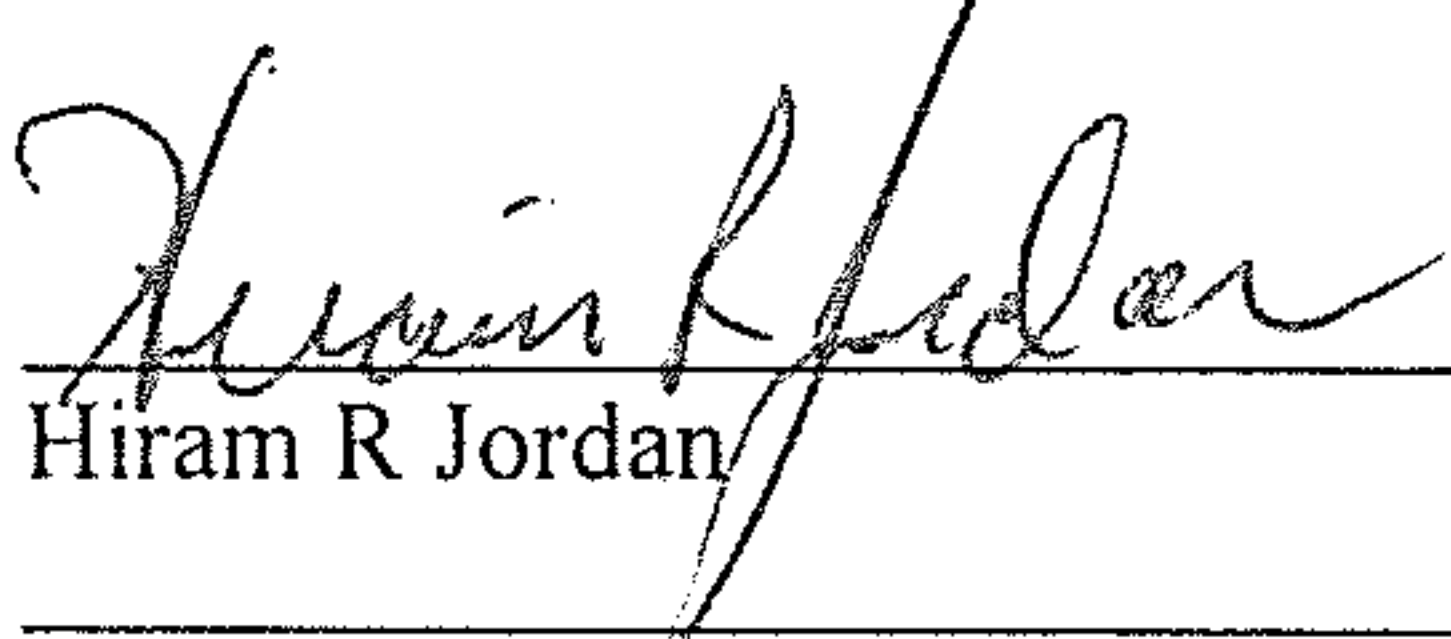
1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
7. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 44, Page 58 A & B.
8. Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 2014, Page 24466 and Inst. #2015-9129 in the Probate Office of Shelby County, Alabama.
9. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson) and Inst. No. 2014-7824;
10. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365;
11. Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262;

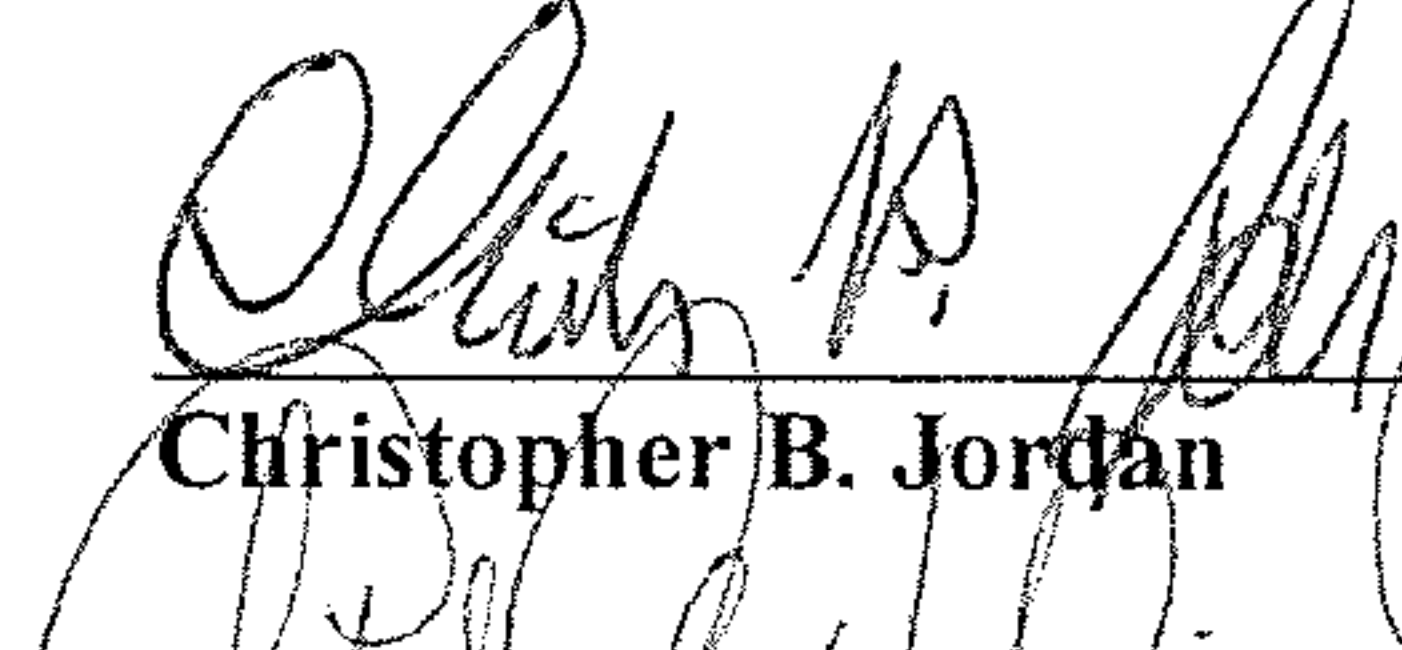
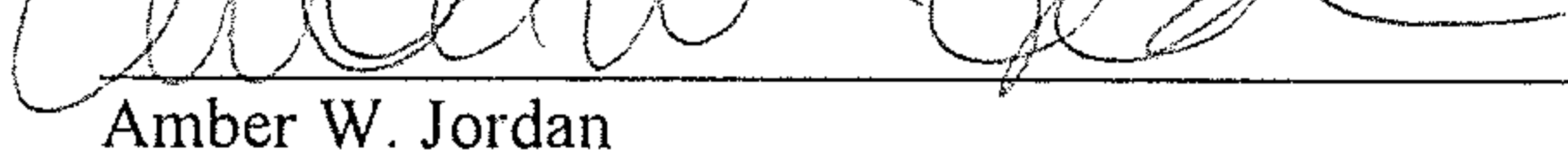
12. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 331, Page 329; Inst, No. 1993-31528 and Inst. No. 1993-31529;
13. Terms, agreements and right of way to Alabama Power Company as recorded in Inst. No. 20050803000391990;
14. Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams;
15. Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama;
16. Declaration of Covenants, Conditions and Restrictions as recorded in Inst. No. 2014-3114;

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **July 2, 2018**.

 (Seal)
Hiram R. Jordan (Seal)

 (Seal)
Christopher B. Jordan (Seal)
 (Seal)
Amber W. Jordan

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher B. Jordan and Amber W. Jordan, husband and wife and Hiram R Jordan, a married man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 2018


Notary Public.

(Seal)

My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

20180709000242740 07/09/2018 11:14:56 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Christopher B. Jordan, Amber W.
Jordan and Hiram B Jordan

Grantee's Name Dana G. Smaha and Joseph R. Smaha

Mailing Address 812 Lake Heather Reserve
Birmingham, Alabama 35242
Property Address 2150 Kirkman Drive
Birmingham, Alabama 35242

Mailing Address 2150 Kirkman Drive
Birmingham, Alabama 35242

Date of Sale 07/02/2018

Total Purchase Price \$555,000.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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).

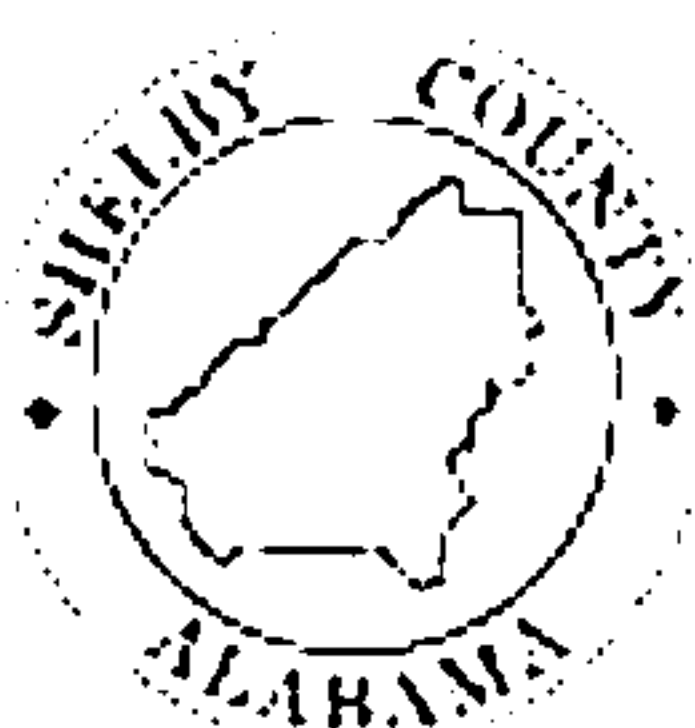
Date July 2, 2018

Print Christopher B. Jordan

Unattested

JP
(verified by)

Sign William Potter Cochran
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/09/2018 11:14:56 AM
\$123.00 CHERRY
20180709000242740

JP