

This Instrument was Prepared by:

Send Tax Notice To: Steven Smith

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

125 Keweenaw Dr
Shelby AL 35143

File No.: MV-18-24763

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventeen Thousand Dollars and No Cents (\$17,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Walter Eugene Poe and Kristyn Beatriz Ruiz**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven Smith**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

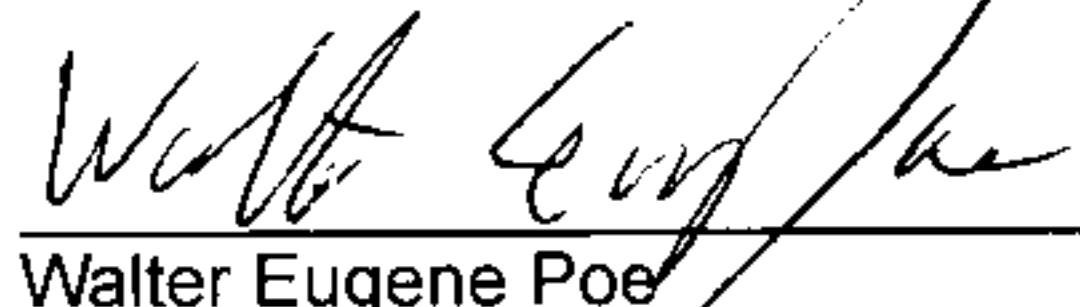
Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of July, 2018.


Walter Eugene Poe



Kristyn Beatriz Ruiz

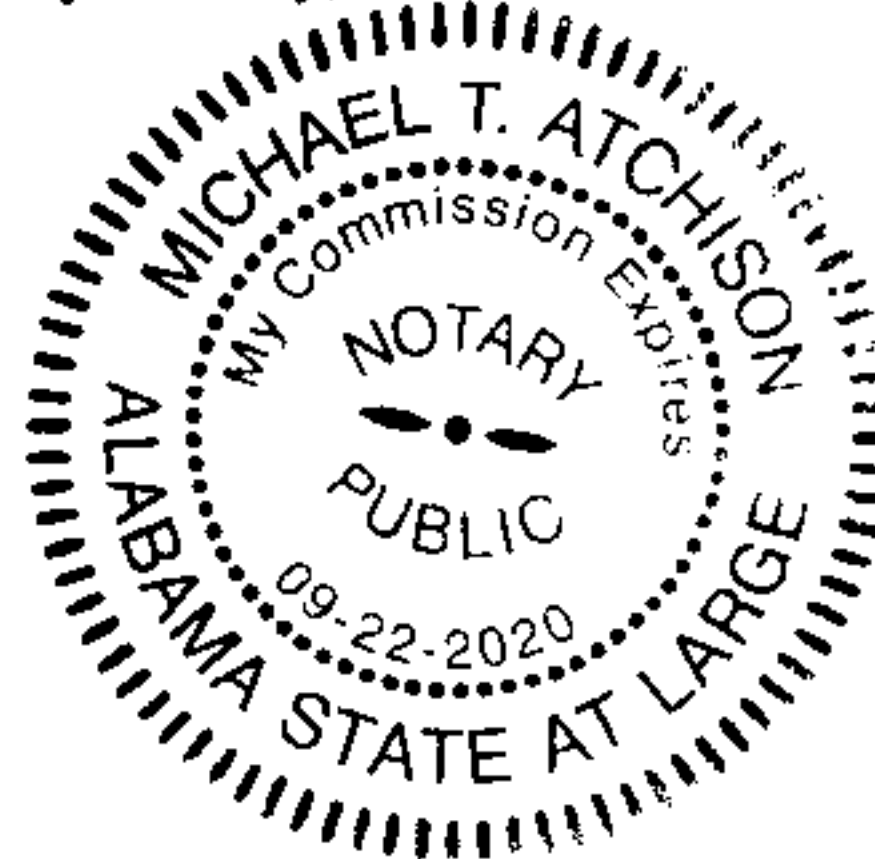
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Walter Eugene Poe and Kristyn Beatriz Ruiz, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of July, 2018.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20180709000243760 1/3 \$38.00
Shelby Cnty Judge of Probate: AL
07/09/2018 03:59:34 PM FILED/CERT

Shelby County, AL 07/09/2018
State of Alabama
Deed Tax: \$17.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Beginning at the southeast corner of the NW 1/4 of the NW 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama and run thence westerly along the South line of said quarter-quarter a distance of 155.89 feet to a point on the East margin of Shelby County Highway No. 47; thence turn 84 degrees 33 minutes 50 seconds right and run northerly along said margin of said road 166.50 feet to a point; thence turn 95 degrees 02 minutes 04 seconds right and run easterly 166.36 feet to a point on the East line of same said quarter-quarter; thence turn 88 degrees 34 minutes 47 seconds right and run southerly along said East line of said quarter-quarter a distance of 167.00 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Joseph E. Conn, Jr., Alabama PLS No. 9049, dated December 13, 1994.

PARCEL II:

Commence at the southeast corner of the NW 1/4 of the NW 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama and run thence northerly along the East line of said quarter-quarter a distance of 167.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 133.00 feet to a point; thence turn 88 degrees 30 minutes 28 seconds left and run westerly 172.53 feet to a point on the East margin of Shelby County Highway No. 47; thence turn 94 degrees 08 minutes 14 seconds left and run southerly along said margin of said road 133.50 feet to a point; thence turn 84 degrees 57 minutes 56 seconds left and run easterly 166.36 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., Alabama PLS No. 9049, dated December 13, 1994.



20180709000243760 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
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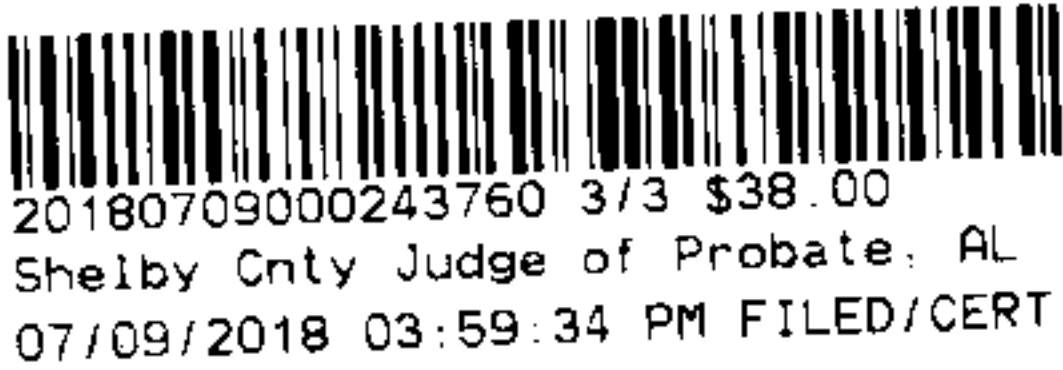
Real Estate Sales Validation Form

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

Grantor's Name Walter Eugene Poe
Kristyn Beatriz Ruiz
Mailing Address 135 Garden Lane
Shelby AL 35143
Property Address Shelby, AL 35143

Grantee's Name Steven Smith
125 Kewan Dr
Mailing Address Shelby AL 35143

Date of Sale July 5, 2018
Total Purchase Price \$17,000.00
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)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 of 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 July 05, 2018

Print Walter Eugene Poe

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one