



20180807000280840 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
08/07/2018 12:44:55 PM FILED/CERT

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Thelma Lee Hood Smith
13590 Hwy 73
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and distribution of a family estate, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **THELMA LEE HOOD SMITH**, of 13590 Hwy 73, Montevallo, AL 353115, an unmarried widow, do grant, bargain, sell, and convey unto Thelma Lee Hood Smith, for her natural life, with remainder over to **KELSEY NICOLE SMITH**, an unmarried woman, of 13590 Highway 73, Montevallo, AL 35115, (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 5 and 6, block 7, according to the survey of Wilmont Gardens, as recorded in Map Book 4, page 6 in the office of the Judge of Probate of Shelby County, Alabama.

Source of title: A warranty deed from Leslie Harrison and wife Tommie R Harrison to Robert G Smith and wife Thelma L Smith, jointly, with right of survivorship, executed 05 April 1978 and recorded 06 April 1978 at book 311, page 352 of the Shelby County Probate records. Robert G Smith died 25 September 2017. Grantor herein is the same person as the Thelma L Smith named in the source deed.

Subject to restrictions, covenants and conditions set out at Map book 4, page 6, and Deed Book 218, page 584 in the Shelby County Probate office. Subject to easements, rights of way, and mineral rights of public record.

The Shelby County Revenue Office has evaluated the conveyed property at

*13590 Hwy 73
Montevallo AL.*

Shelby County, AL 08/07/2018
State of Alabama
Deed Tax: \$10.00

\$120,500 as of August 2018.

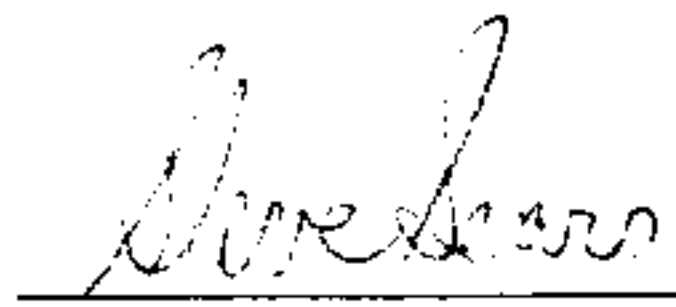
No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

THELMA LEE HOOD SMITH, does for herself and for her administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors 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, I, **THELMA LEE HOOD SMITH**, have set my hand and seal, this 03 August 2018.

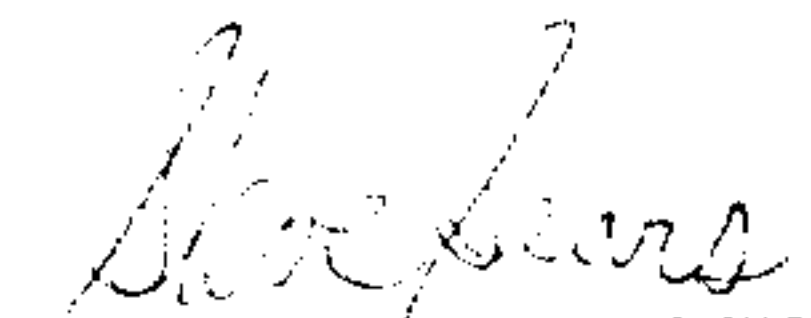
Witness:



 (Seal)
THELMA LEE HOOD SMITH

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **THELMA LEE HOOD SMITH**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 03 August 2018.



Notary public

My commission expires 22 March 2022



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