

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35023

SEND TAX NOTICE TO:
Greg Harris and Julie Harris
741 Heatherwood Dr
Hoover, AL 35244

WARRANTY DEED

20180830000313120
08/30/2018 02:29:40 PM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Eighty Thousand And No/100 Dollars (\$380,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Melvin C. Smith and Shandra J. Smith as Trustees of The Smith Living Trust, dated November 13, 2008 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Greg Harris and Julie Harris (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1, Block 5, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$146,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 20 day of August, 20 18.

The Smith Living Trust, dated November 13, 2008

BY: Melvin C. Smith
Melvin C. Smith, Trustee

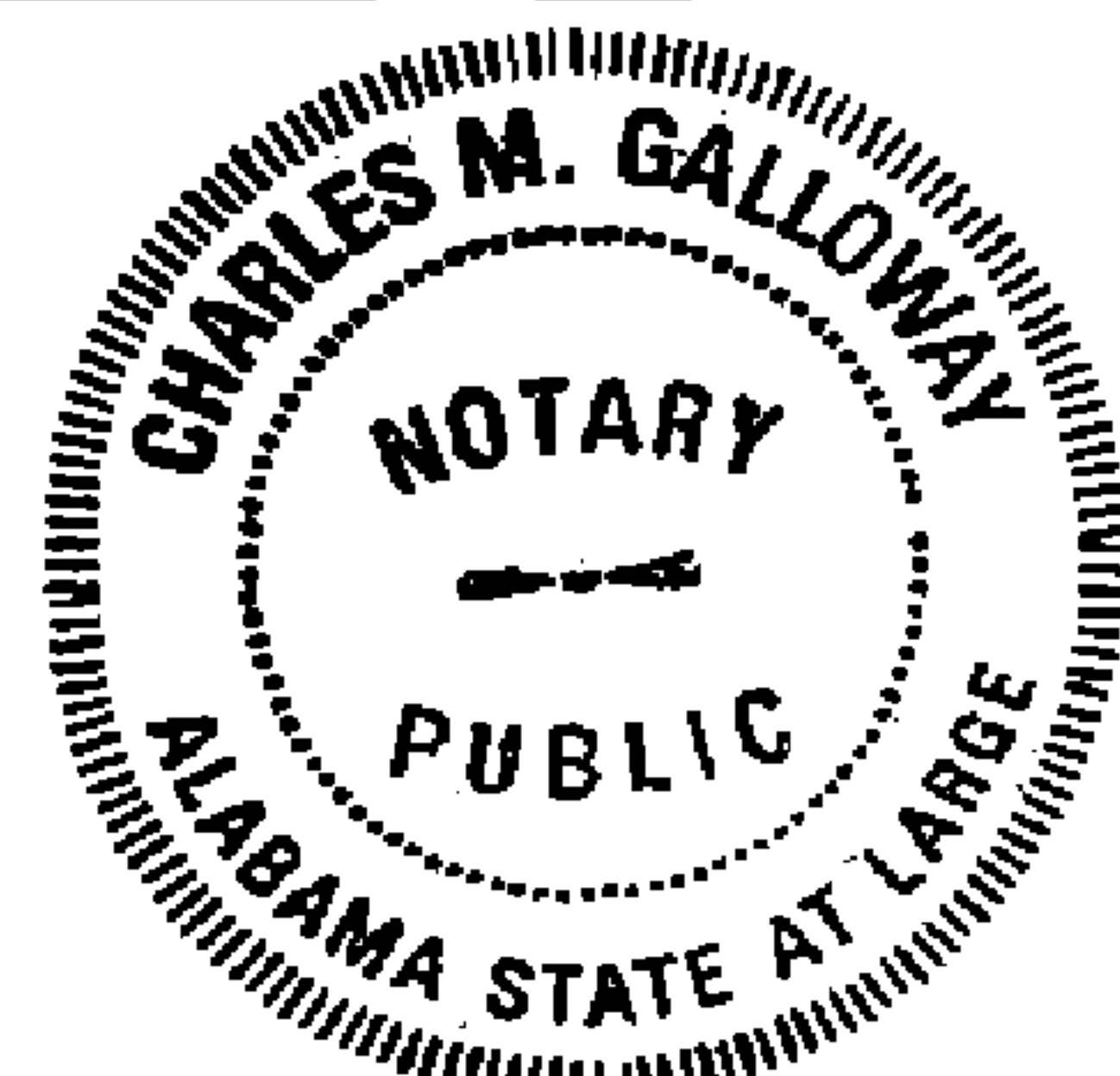
BY: Shandra J. Smith
Shandra J. Smith, Trustee

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify tht Melvin C. Smith and Shandra J. Smith, whose names as Trustees for The Smith Living Trust, dated November 13, 2008, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they in their capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal on 20 day of August, 20 18.

Notary Public
My commission expires. 8-7-2022



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	The Smith Living Trust, dated November 13, 2008	Grantee's Name	Greg Harris and Julie Harris
Mailing Address	741 Heatherwood Dr Hoover AL 35244	Mailing Address	741 Heatherwood Dr Hoover, AL 35244
Property Address	741 Heatherwood Dr Hoover, AL 35244	Date of Sale	August 20, 2018
		Total Purchase Price	\$380,000.00
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input checked="" 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 - The Smith Living Trust, dated November 13, 2008, , .

Grantee's name and mailing address - Greg Harris and Julie Harris, 741 Heatherwood Dr, Hoover, AL 35244.

Property address - 741 Heatherwood Dr, Hoover, AL 35244

Date of Sale - August 20, 2018.

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 with 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: August 20, 2018

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2018 02:29:40 PM
\$252.00 CHERRY
20180830000313120

Allen S. Bayl