

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty Five Thousand Dollars (\$55,000.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **The Estate of Miriam D. Smith, deceased, Probate Case No. PR-2018-000680, Shelby County, Alabama**, (herein referred to as grantors), grant, bargain, sell and convey unto **Steel Magnolia Homes, LLC**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land in the NE1/4 of the SE1/4, Section 36, Township 20 South, Range 1 East, and the NW1/4 of SW1/4, Section 31, Township 20 South, Range 2 East, more particularly described as follows: Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence proceed in a Northerly direction along the East boundary line of said Section 36 for a distance of 1317.75 feet to a point, said point being the Northeast corner of the SE1/4 of the SE1/4 of said Section 36, Township 20 South, Range 1 East; thence turn an angle of 90 degrees 55 minutes 32 seconds to the left and proceed along the North boundary of said 1/4-1/4 Section for a distance of 235.21 feet to the point of intersection of the East right of way line of Shelby County Highway 61; thence turn an angle of 88 degrees 15 minutes 46 seconds to the right and proceed along said right-of-way line for a distance of 396.34 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said right-of-way for a distance of 420.00 feet to a point; thence turn an angle of 90 degrees to the right and run 420.00 feet to a point; thence turn an angle of 90 degrees to the right and run 420.00 feet to a point; thence turn an angle of 90 degrees to the right and run 420.00 feet to the point of beginning. Said parcel of land is lying in the NE1/4 of SE1/4 of Section 36, Township 20 South, Range 1 East, and the NW1/4 of SW1/4, Section 31, Township 20 South, Range 1 East.

For ad valorem tax purposes only, the address for the above described property is 10650 N Main Street, Wilsonville, AL 35186.

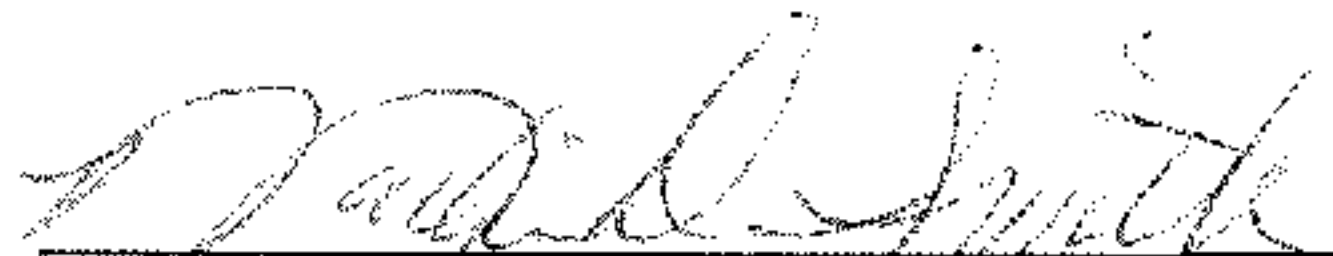
This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 17th day of October, 2018.

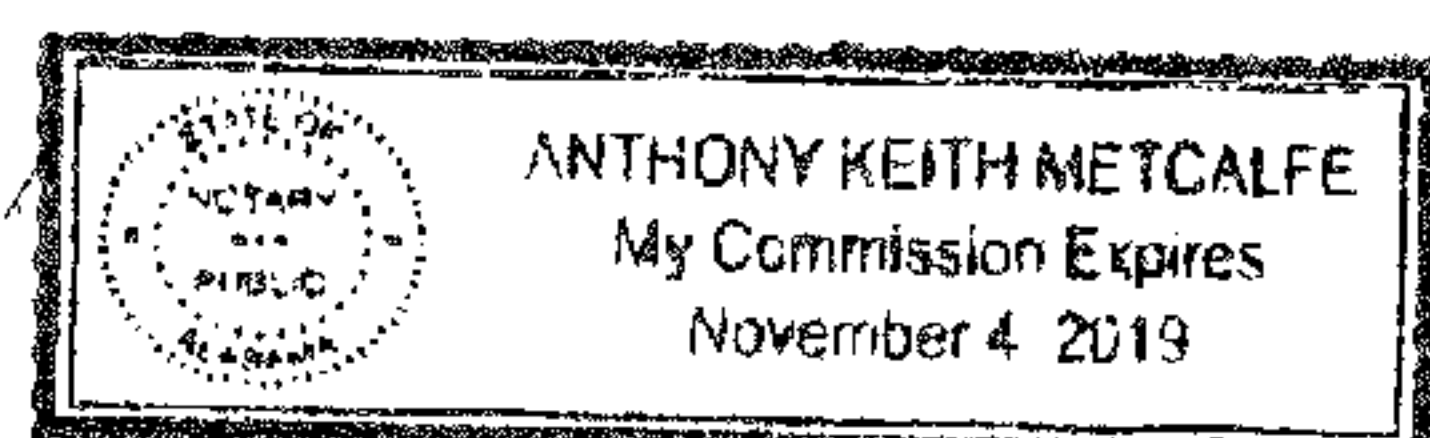
The Estate of Miriam D. Smith, deceased, Probate Case No. PR-2018-000680, Shelby County, Alabama


Marlin Smith, Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of Marlin Smith, Personal Representative of The Estate of Miriam D. Smith, deceased, Probate Case No. PR-2018-000680, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17th day of October, 2018.




NOTARY PUBLIC
My Commission Expires: Nov. 4, 2019

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 ESTATE OF MIRIAM D. SMITH, DECEASED,	Grantee's Name	STEEL MAGNOLIA HOMES, LLC
Mailing Address	PROBATE CASE NO. PR-2018-000680, SHELBY COUNTY, ALABAMA	Mailing Address	601 JOHNNY'S COVE LEEDS, AL 35094
Property Address	10650 NORTH MAIN STREET WILSONVILLE, AL 35186	Date of Sale	OCTOBER 17, 2018
		Total Purchase Price	\$ 55,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 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 _____

Print ANTHONY METCALFE

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2018 03:45:39 PM
\$19.00 CHARITY
20181029000382810

Form RT-1

Alli S. Reed