

Send tax notice to:
Melanie Smith &
James Christopher Smith
4528 Eagle Point Drive
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

1/2 value
\$183,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to the undersigned, **Melanie Smith aka Melanie Jones Smith and James Christopher Smith, Wife and Husband, whose mailing address is: 4528 Eagle Point Drive, Birmingham, Alabama 35242** (hereinafter referred to as "Grantors"), by **Melanie Smith aka Melanie Jones Smith and James Christopher Smith** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Eagle Point, First Sector, Phase 1, as recorded in Map Book 14, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Melanie Jones Smith is one and the same person as Melanie Smith, grantee in the certain deed dated 5-3-2017, recorded 5-4-2017 in Instrument No. 20170504000154200 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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 their signatures and seals on November 14th, 2018.



 Melanie Smith aka Melanie Jones Smith



 James Christopher Smith

STATE OF ALABAMA
COUNTY OF SHELBY

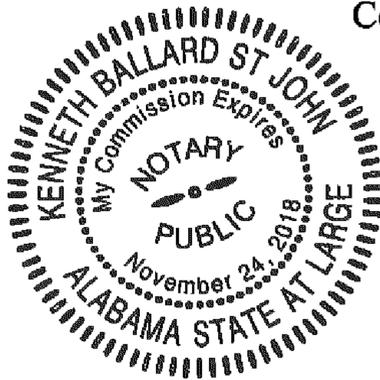
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melanie Smith aka Melanie Jones Smith and James Christopher Smith, Wife and Husband**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of November, 2018.



Notary Public
 Print Name: Kenneth Ballard St. John
 Commission Expires: 11/24/2018

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name Melanie Smith and
Mailing Address James Christopher Smith
4528 Eagle Point Dr.
Birmingham, AL 35242

Grantee's Name Melanie Smith and
Mailing Address James Christopher Smith
4528 Eagle Point Dr.
Birmingham, AL 35242

Property Address 4528 Eagle Point Dr.
Birmingham, AL 35242

Date of Sale 11-14-2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 183,000.00 (1/2 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 1/2 Assessor's Market value

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 11/14/2018

Print Kenneth Ballard St. John

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/28/2018 02:05:02 PM
\$206.00 CHARITY
20181128000416790

Alvin S. Boyd