

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
100 Olde Towne Road, Ste 105

Birmingham, AL 35216

**SEND TAX NOTICE TO:**

ALLEN DATNOW  
934 GREYSTONE HIGHLANDS  
CIRCLE  
BIRMINGHAM, AL 35242

**WARRANTY DEED**

**STATE OF ALABAMA)**

**SHELBY COUNTY )**

**20181226000447700**

**12/26/2018 09:40:53 AM**

**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, GORDON L. SMITH AND IRENE C. SMITH, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE SMITH LIVING TRUST DATED SEPTEMBER 12, 2011 AND ANY AMENDMENTS THERETO, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto ALLEN DATNOW and MARGARITA DATNOW (herein referred to as "Grantees"), as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 10, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE 1, IN MAP BOOK 19, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$184,594 OF THE PURCHASE PRICE WAS PROVIDED BY A FIRST MORTGAGE  
LOAN CLOSED SIMULTANEOUSLY HERewith

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.

And I/we do for ourselves and for my/our heirs, executors, and administrators covenant with the said Grantee, and their assigns, that I/we are lawfully seized in fee simple of said premises; that it is 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, this 21<sup>st</sup> day of DECEMBER, 2018.

Gordon L. Smith, Trustee

GORDON L. SMITH, TRUSTEE UNDER THE SMITH LIVING TRUST DATED SEPTEMBER 12, 2011 AND ANY AMENDMENTS THERETO

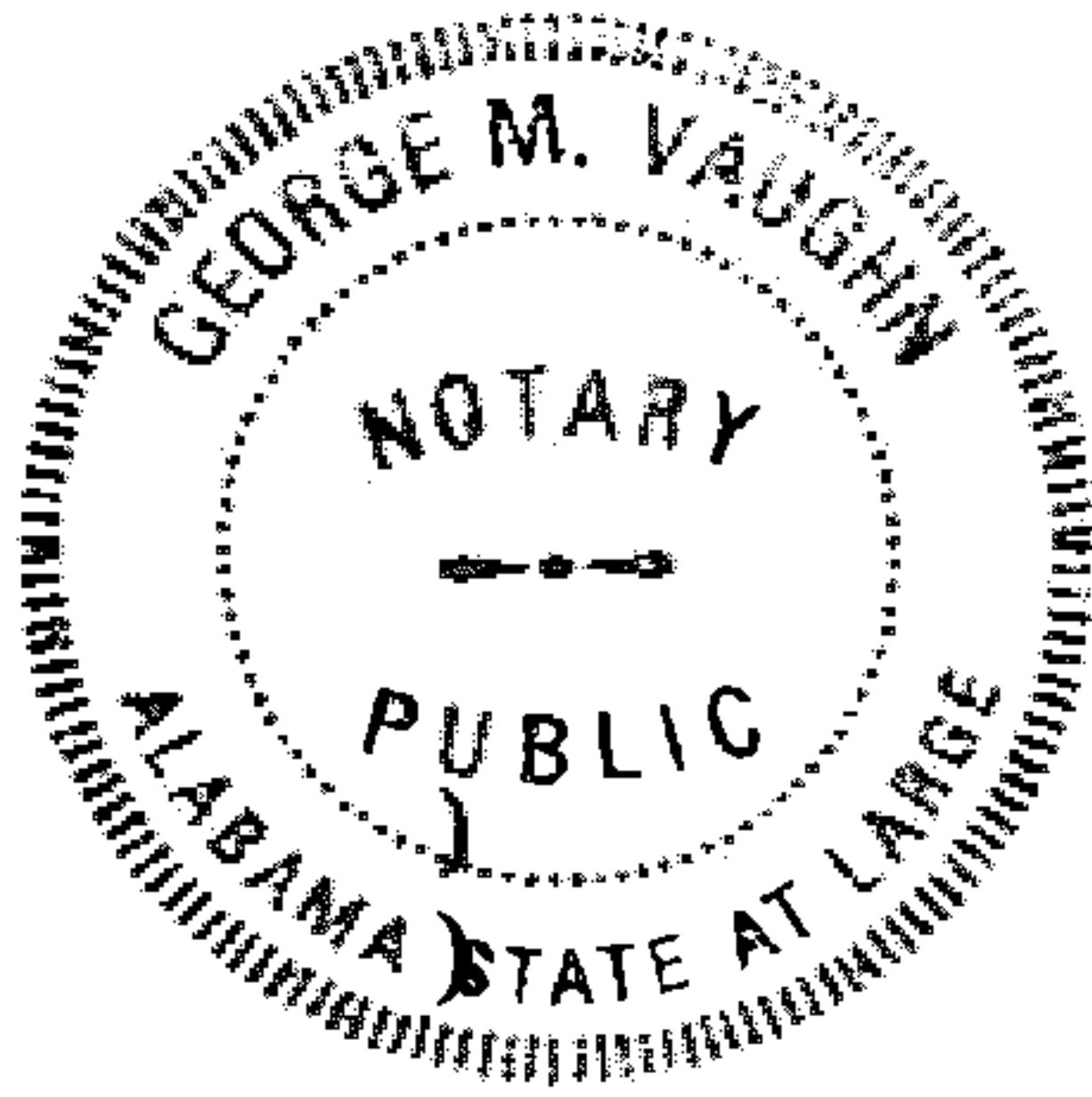
Irene C. Smith, Trustee

IRENE C. SMITH, TRUSTEE UNDER THE SMITH LIVING TRUST DATED SEPTEMBER 12, 2011 AND ANY AMENDMENTS THERETO

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, GORDON L. SMITH, TRUSTEE UNDER THE SMITH LIVING TRUST DATED SEPTEMBER 12, 2011 AND ANY AMENDMENTS THERETO, 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, he, in his capacity as TRUSTEE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of DECEMBER, 2018.



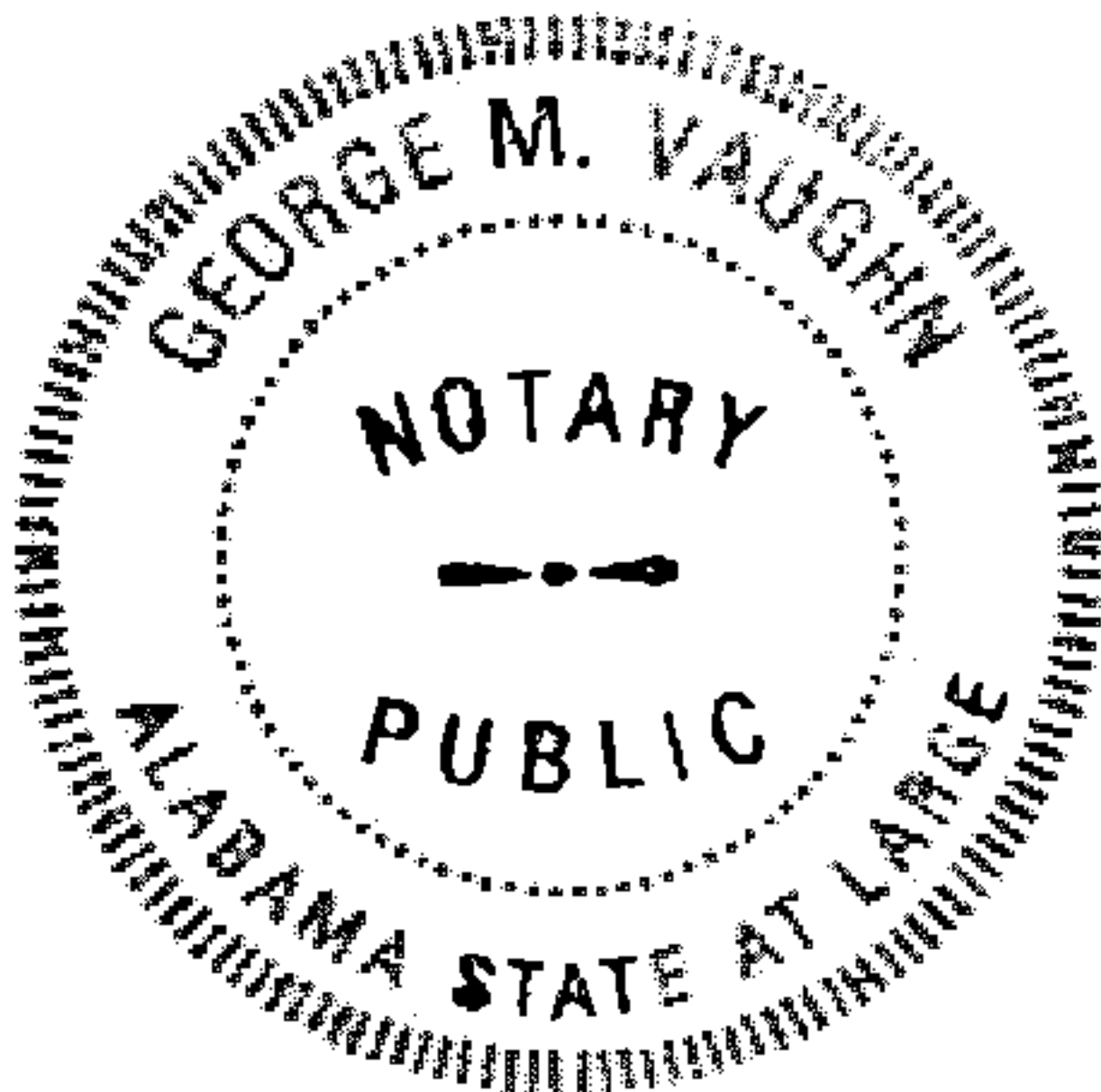
[Signature]  
Notary Public

My Commission Expires: 9/18/2021

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, IRENE C. SMITH, TRUSTEE UNDER THE SMITH LIVING TRUST DATED SEPTEMBER 12, 2011 AND ANY AMENDMENTS THERETO, 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, she, in her capacity as TRUSTEE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of DECEMBER, 2018.



[Signature]  
Notary Public

My Commission Expires: 9/18/2021

## Real Estate Sales Validation Form

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

Grantor's Name George L. Smith  
 Mailing Address George Vaughn  
100 Old Town Road Ste 105  
Birmingham AL 35242

Grantee's Name Allen Datnow  
 Mailing Address 934 Greystone Highlands Circle  
Birmingham AL 35244

Property Address 934 Greystone Highlands Circle  
Birmingham AL 35242

Date of Sale 12/21/2018Total Purchase Price \$ 180,000

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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 12/21/2018Print George M. Vaughn

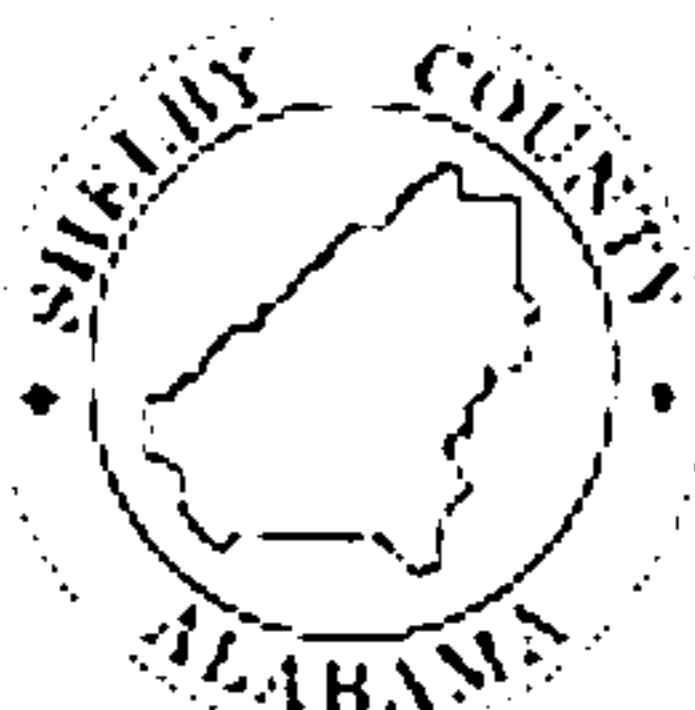
Unattested

(verified by)

Sign

(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  
 12/26/2018 09:40:53 AM  
 \$23.00 CHARITY  
 20181226000447700

Allen S. Bayl