

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-19-25235

Send Tax Notice To: Matthew Smith
Kristin Smith
890 Hwy 77
Columbiana, AL 35051

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Tony D. McDonald and Alisha H. McDonald, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew Smith and Kristin Smith**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

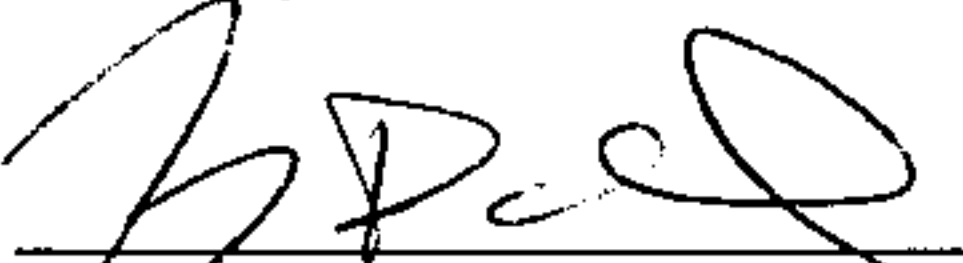
Property may be subject to all 2019 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$209,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

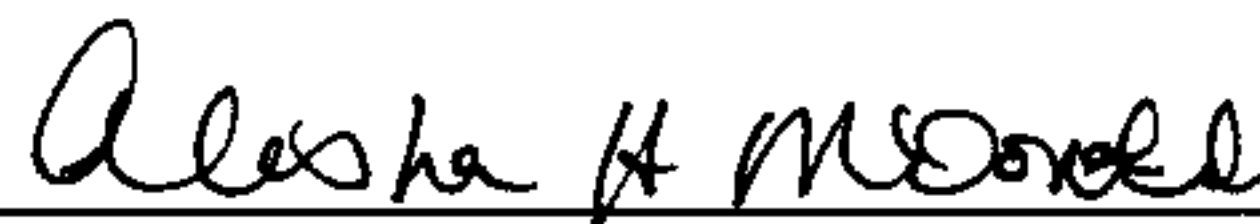
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are 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 (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of February, 2019.



Tony D. McDonald



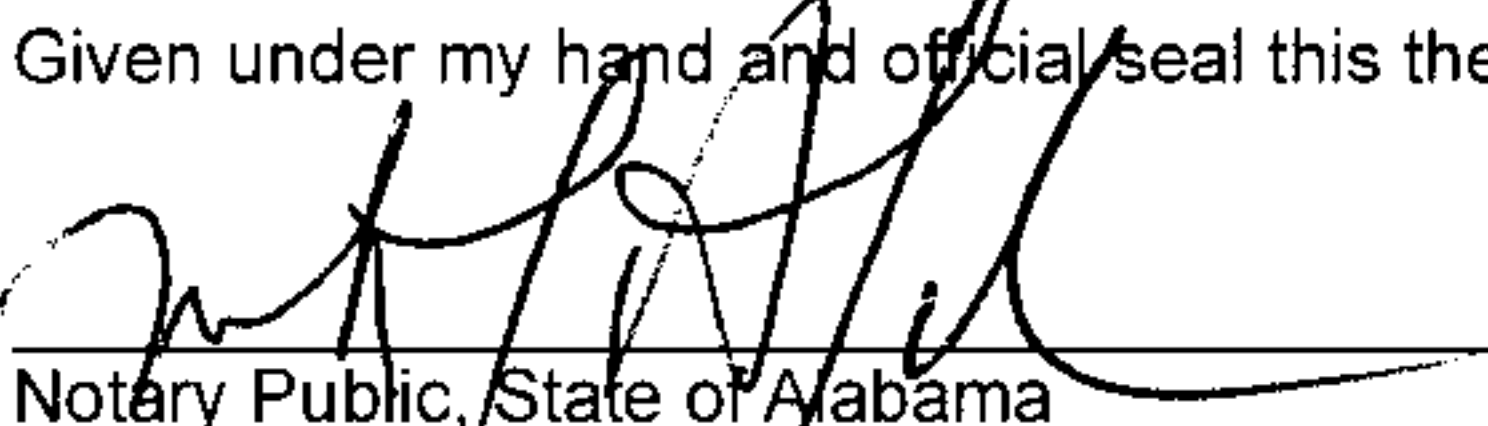
Alisha H. McDonald

State of Alabama

County of Shelby

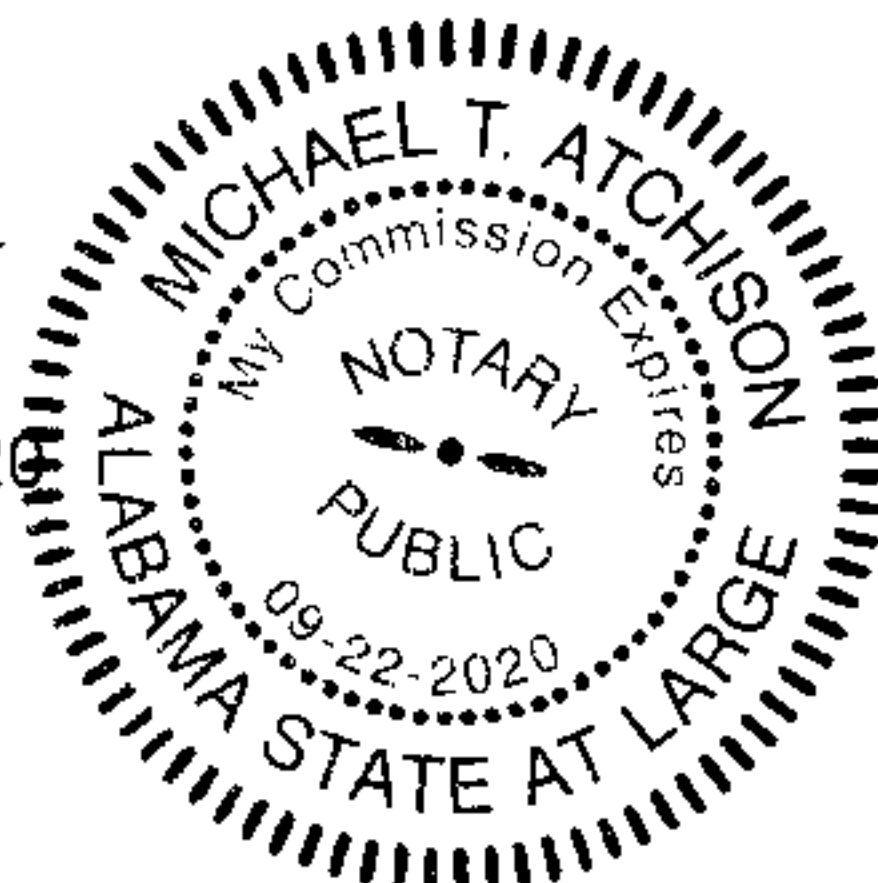
I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Tony D. McDonald and Alisha H. McDonald, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2019.



Notary Public, State of Alabama
Mike T Atchison

My Commission Expires: September 22, 2020



Shelby County, AL 03/04/2019
State of Alabama
Deed Tax: \$6.00



20190304000068280 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
03/04/2019 02:19:07 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the SE 1/4 of the NW 1/4, Section 4, Township 22 South, Range 1 East; thence run North along the East line of said quarter-quarter section a distance of 660.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 53.28 feet to a point on the West right of way line of Horton Loop Road and the point of beginning; thence continue in the same direction a distance of 210.00 feet; thence turn an angle of 70 degrees 27 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 109 degrees 33 minutes to the right and run a distance of 210.00 feet to a point on the West right of way line of Horton Loop Road; thence turn an angle of 70 degrees 27 minutes to the right and run along said right of way a distance of 210.00 feet to the point of beginning. Situated in the SE 1/4 of the NW 1/4, Section 4, Township 22 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated October 28, 1974.


20190304000068280 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
03/04/2019 02:19:07 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Tony D. McDonald Alisha H. McDonald	Grantee's Name	Matthew Smith Kristin Smith
Mailing Address	<u>720 Crumpton Cemetery Rd</u> <u>Columbiana AL 35051</u>	Mailing Address	<u>890 Hwy 77</u> <u>Columbiana, AL 35051</u>
Property Address	<u>890 Hwy 77</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>February 28, 2019</u>
		Total Purchase Price	<u>\$215,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 February 27, 2019

Print Tony D. McDonald

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190304000068280 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
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Form RT-1