

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

John D. Scott, Jr.

125 Hermitage Lane
Calera, AL 35010

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty Five Thousand and NO/100 (\$35,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Randal K. Smith, a single man** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **John D. Scott, Jr.** (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY State of Alabama, to-wit:

Lot No. 53, as shown on map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the Southerly right of way line of 4th Avenue East and the Westerly right of way line of Montevallo Road (Ala. Highway 119), said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 4th Avenue East for 160.00 feet to the point of beginning; thence 90 degrees 00 minutes left and run Southwesterly for 147.00 feet; thence 90 degrees 00 minutes right and run Northwesterly for 39.95 feet to a point on the Northeasterly right of way line of Louisville & Nashville Railroad; thence 52 degrees 56 minutes 37 seconds right to a chord of a curve to the right having a radius of 1860.08 feet; thence Northwesterly along the arc of said curve for 184.24 feet to its intersection with the Southerly right of way line of 4th Avenue East; thence Southeasterly along said right of way line of 4th Avenue East for 150.95 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property address is **607 13th Avenue SW, Alabaster, AL 35007**

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this April 16, ~~2018~~ 2019

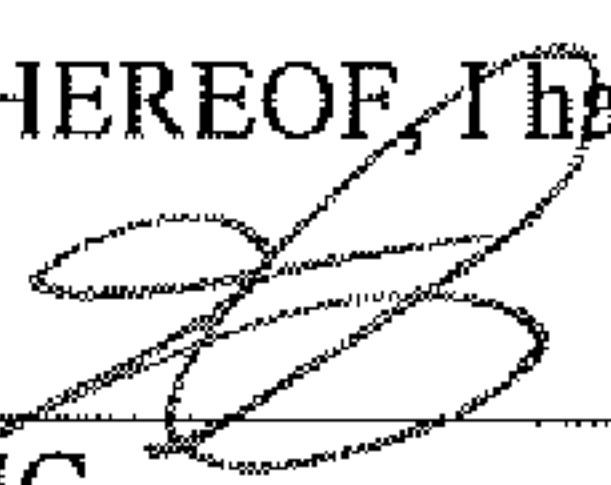


Randal K. Smith

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

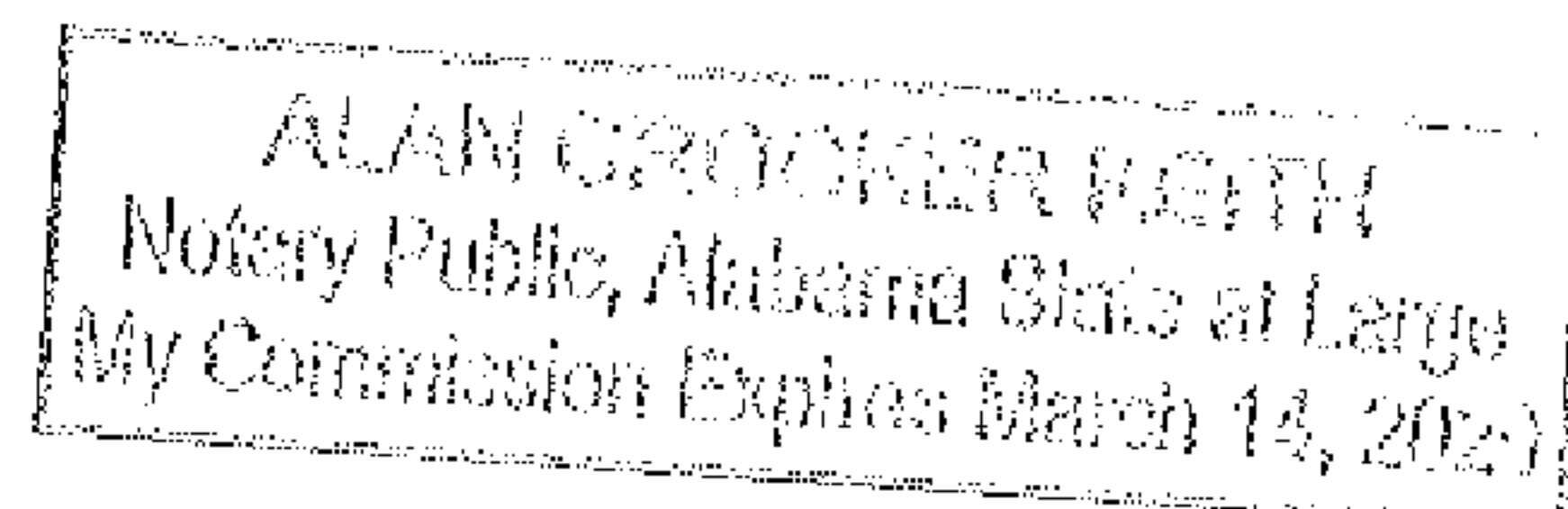
I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Randal K. Smith**, whose name is signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this April 16, ~~2018~~ 2019



NOTARY PUBLIC

My Commission Expires: 3/14/20



Real Estate Sales Validation Form

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

Grantor's Name Randal K. Smith
Mailing Address 212 Willis Circle
Clanton, AL 35045

Grantee's Name John D. Scott, Jr.
Mailing Address 125 Hermitage Lane
Calera, AL 35040

Property Address 607 13th Avenue SW
Alabaster, AL 35007

Date of Sale 04/16/2019
Total Purchase Price \$ 35000.00
or
Actual Value \$

20190419000129050 04/19/2019 09:58:58 AM DEEDS 3/3 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 4/18/19

Print Jeff W. Parmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2019 09:58:58 AM
\$56.00 CHERRY
20190419000129050

Allen S. Byrd

Form RT-1