

20190619000219160 1/2 \$93.50
Shelby Cnty Judge of Probate, AL
06/19/2019 04:17:18 PM FILED/CERT

Shelby County, AL 06/19/2019
State of Alabama
Deed Tax:\$75.50

This instrument was prepared by:
Bryan G. Hale
Goforth Hale LLC
2226 1st Ave. So., Unit 105
Birmingham, AL 35233

Send tax notice to:
Lyndsey Leigh Montano
465 15th Street
Calera, AL 35040

WARRANTY DEED

State of Alabama)
)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars and no cents (\$10.00), to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I, **Connie C. Smith**, a single person (hereinafter referred to as "Grantor") do grant, bargain, sell, and convey unto **Lyndsey Leigh Montano** (hereinafter referred to as "Grantee"), a married woman, the following described real estate situated in Shelby County, Alabama, to wit:

Lots 15 and 16, in Block 79, according to the Map and Survey of J.H. Dunstan's Survey of the Town of Calera, recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and subject to 2019 ad valorem taxes not yet due and payable, and all easements, rights-of-way, restrictions, covenants, and encumbrances of record.

No Dollars and No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD, said above-described property in fee simple unto said Grantee, her heirs and assigns forever;

And said **Grantor** does for herself, her heirs, successors, assigns, and personal representatives covenant with said **Grantee**, her heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, her heirs,

successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed
this the 6th day of June, 2019.

Connie C. Smith (SEAL)
Connie C. Smith

State of Alabama)
County of Jefferson)

I, Sandra D. Martin, a Notary Public, in and for said County in said State, hereby certify
that Connie C. Smith, 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 said conveyance, she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 6th day of June, 2019.



Sandra D. Martin
Notary Public
Commission Expires: 9/29/2021

Real Estate Sales Validation Form

Grantor's Name: Connie C. Smith
Grantor's Address: 465 15th Street
Calera, AL 35040

Grantee's Name: Lyndsey Leigh Montano
Grantee's Address: 465 15th Street
Calera, AL 35040

Property Address: 465 15th Street
Calera, AL 35040

Date of Sale: June 4, 2019

Assessor's Market Value: \$75,100.00

The purchase price or actual value claimed on this form can be verified in the following
documentary evidence: Shelby County tax assessor's current market value.

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).

Dated: June 4, 2019

Connie C. Smith
Connie C. Smith