

This Instrument was Prepared by:  
Ricky J. Smith  
Deborah L. Smith  
185 Johnson Street  
Wilsonville, AL 35186

Send Tax Notice To: Dalton Scott Fortner  
185 Johnson Street  
Wilsonville, AL 35186

20 19  
2.5  
21.5

## WARRANTY DEED

20190701000234310 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
07/01/2019 12:42:39 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Ricky J. Smith and Deborah L. Smith, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Dalton Scott Fortner (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Commence at the NE corner of the NE ¼ of the SW ¼ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence N 89° 56' 31" W 353.73 feet to the West ROW of Johnson Road and the point of beginning; thence along said road S 09° 47' 31" W 86.24 feet; thence leaving said road N 89° 56' 31" W 199.32 feet; thence S 00° 02' 22" W 220.58 feet; thence S 88° 43' 07" W 249.81 feet; thence N 11° 15' 53" E 317.47 feet; thence S 89° 56' 31" E 401.87 feet to the point of beginning. According to that certain survey dated June 29, 2007 by Michael G. Moates, AL Reg. No. 19262.

ALSO, a 2004 Fleetwood Meadowbrook Mobile Home bearing VIN#'s TNFL327AB28475MB12,

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

Purchase money mortgage in the amount of \$117,826.00 closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 26th day of June, 2019.

Ricky J. Smith  
Ricky J. Smith

Deborah L. Smith  
Deborah L. Smith

State of Alabama

} General Acknowledgment

Shelby County

I, Julie Crozier, a Notary Public in and for the said County, in said State, hereby certify that Ricky J. Smith and Deborah L. Smith, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

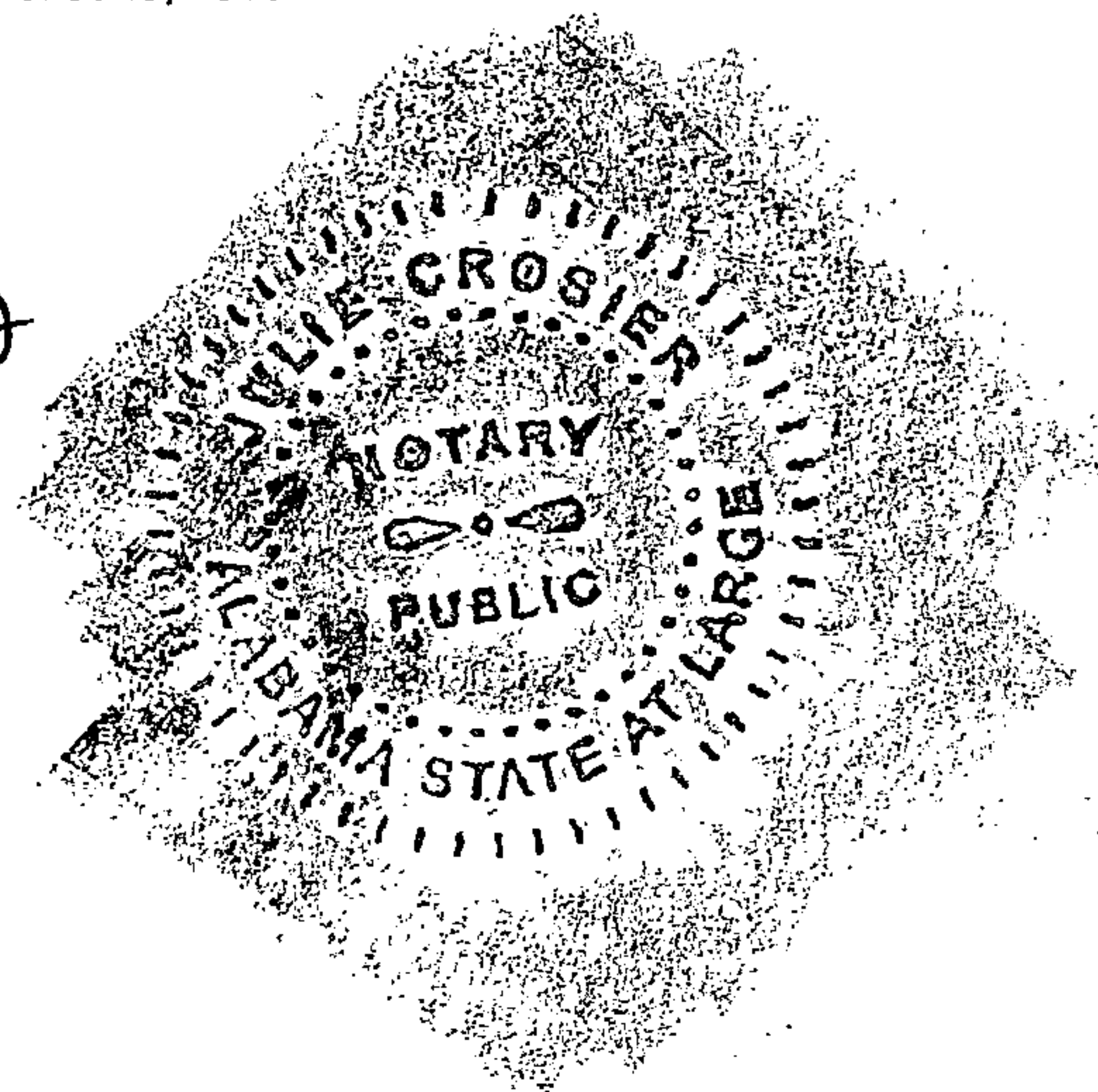
Given under my hand and official seal, this the 26th day of June, 2019.

Julie Crozier  
Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: JAN 18 2022

Shelby County, AL 07/01/2019  
State of Alabama  
Deed Tax: \$2.50



## Real Estate Sales Validation Form

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

Grantor's Name Ricky J. Smith  
Deborah L. Smith  
Mailing Address 185 Johnson Street  
Wilsonville, AL 35186  
Property Address 185 Johnson Street  
Wilsonville, AL 35186

Grantee's Name Dalton Scott Fortner  
Mailing Address 185 Johnson Street  
Wilsonville, AL 35186  
Date of Sale June 26, 2019  
Total Purchase Price \$120,000.00  
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 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 June 26, 2019

Print Ricky J. Smith

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1