This instrument was prepared by:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Send Tax Notices to:

Dustin Smith
Jane Smith
579 Amanda Lane
Shelby, AL 35143

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

20190710000246530 1/5 $162.50
Shelby Cnty Judge of Probate, AL
07/10/2019 03:38:50 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($135,500.00) to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, RANDALL K. SISK AND SHAWNE M. SISK, HUSBAND AND WIFE, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto DUSTIN SMITH AND JANE SMITH, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE:

Shelby County, AL 07/10/2019
State of Alabama
Deed Tax:$135.50

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 2019.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 3rd day of July, 2019.

_____(SEAL)
RANDALL K. SISK

By _____ Her Attorney in Fact (SEAL)
SHAWNE M. SISK

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDALL K. SISK , 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 on this the 3rd day of July, 2019.

Notary Public- Anthony D. Snable

{NOTARIAL SEAL}

My Commission Expires: 11/6/19

ANTHONY D. SNABLE
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that RANDALL K. SISK , whose name as ATTORNEY IN FACT for SHAWNE M. SISK 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 as such ATTORNEY IN FACT and with full authority, executed the same voluntarily for and as the act of said SHAWNE M. SISK.

Given under my hand and official seal this 3rd day of July, 2019.

NOTARY PUBLIC –Anthony D. Snable

{NOTARIAL SEAL}

My commission expires: 11/6/2019

ANTHONY D. SNABLE
NOTARY PUBLIC
STATE AT LARGE, ALABAMA

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EXHIBIT "A"

DESCRIPTION OF PROPERTY

Commencing at the Southwest corner of Section 26, Township 24 North, Range 15 East, Shelby County, Alabama; thence East along South boundary of said Section 923.14 feet to a point; thence turn 85 degrees 15 minutes left and run a distance of 421 feet to a point; thence turn 30 degrees left and run a distance of 210.00 feet to the point of beginning; thence continue along last said course a distance of 40.00 feet; thence turn an angle of 51 degrees to the right and run a distance of 35.2 feet to a point; thence turn an angle of 95 degrees 10 minutes left and run 158.54 feet to a point; thence turn an angle of 61 degrees 15 minutes left and run 123.8 feet to a point on the 397 contour line of Lay Lake; thence turn an angle of 50 degrees 14 minutes to the left and run in a Southerly direction along the 397 contour line of Lay Lake for a distance of 156.75 feet to a point; thence turn an angle of 114 degrees 21 minutes to the left and run in a Northeasterly direction a distance of 265.13 feet to the point of beginning. Situated in Shelby County, Alabama.

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Real Estate Sales Validation Form

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

Grantor's Name Randall K. Sisk
Shawne M. Sisk
Mailing Address 108 Spring Rd.
Birmingham, AL 35242

Grantee's Name Dustin Smith
Jane Smith
Mailing Address 579 Amanda Lane
Shelby, AL 45143

Property Address 579 Amanda Lane
Shelby, AL 35143

Date of Sale 7/3/2019
Total Purchase Price $ 135,500.00
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
__X__ 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 validation, 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: 7/3/2019

Print Name: Anthony D. Snable, Attorney

_____ Unattested

_____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) (Circle one)

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