

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Ryan S. Kyes and
Kerstin R. Kyes
1319 Legacy Drive
Birmingham, AL 35242

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Eight Hundred Forty Thousand and 00/100 Dollars (\$840,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **JAMES EDWARD SMITH, III, an unmarried man and MICHELLE G. SMITH, an unmarried woman** (herein referred to as Grantors) grant, bargain, sell and convey unto **RYAN S. KYES and KERSTIN R. KYES** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 527, according to the Survey of Greystone Legacy 5th Sector, Phase 2, as recorded in Map Book 32, Page 85 A & B, in the Probate Office of Shelby County, Alabama.

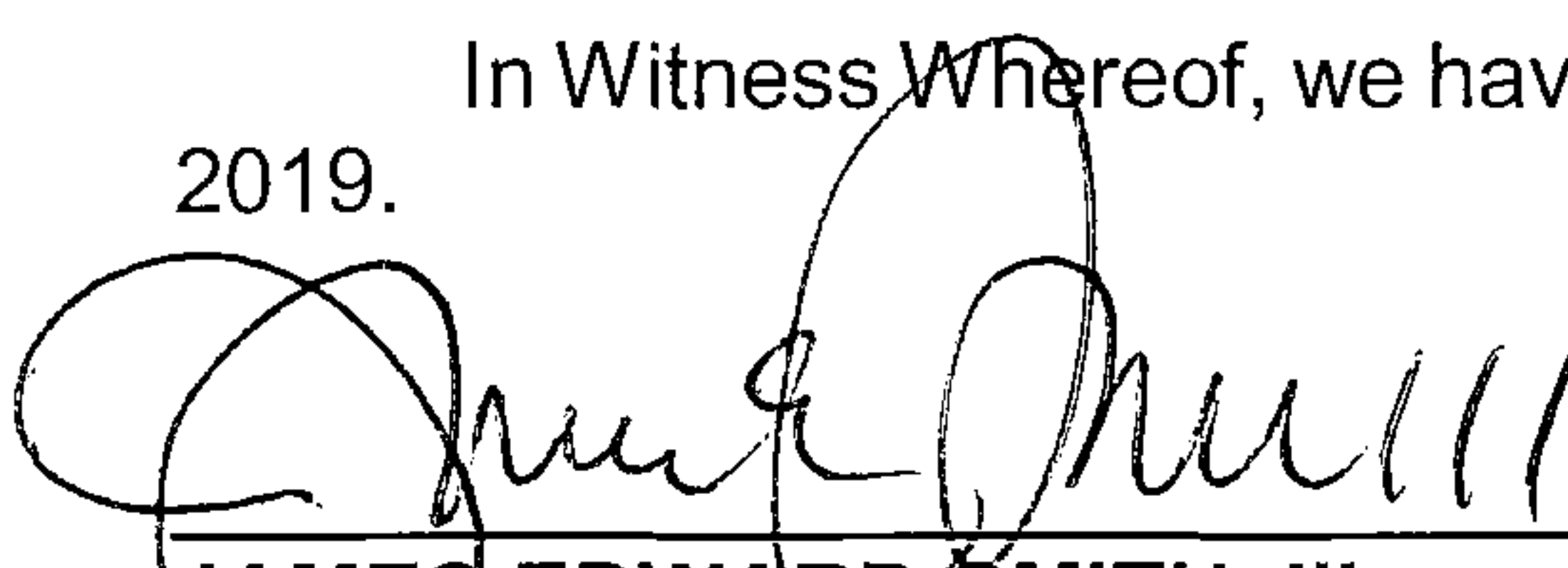
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$504,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

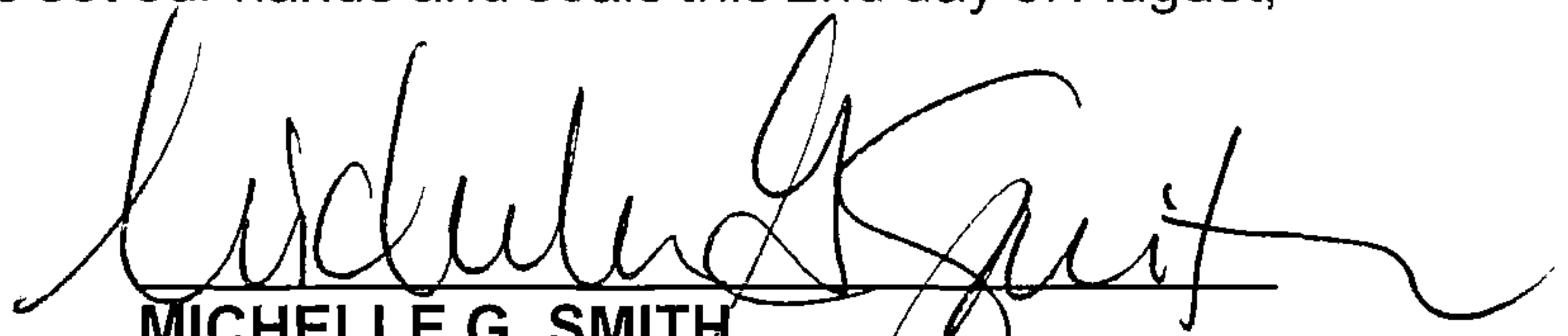
To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

In Witness Whereof, we have hereunto set our hands and seals this 2nd day of August, 2019.



JAMES EDWARD SMITH, III



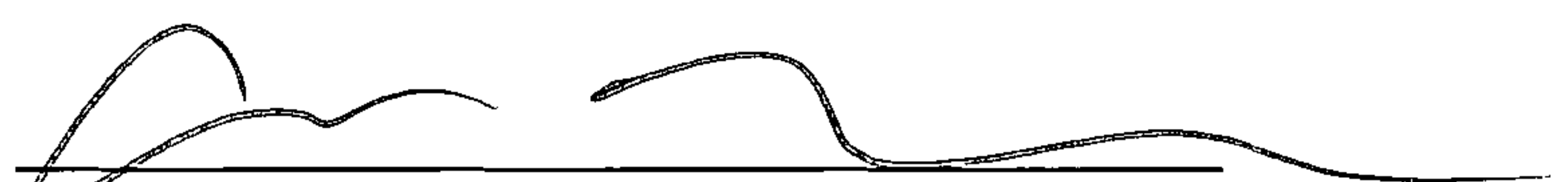
MICHELLE G. SMITH

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, CHRISTINA NORWOOD, a Notary Public in and for said County, in said State, hereby certify that **JAMES EDWARD SMITH, III and MICHELLE G. SMITH**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2019.

CHRISTINA NORWOOD
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 23, 2023



Notary Public
My Commission Expires: 07/23/2023

Real Estate Sales Validation Form

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

Grantor's Name JAMES EDWARD SMITH, III
Mailing Address MICHELLE G. SMITH
1032 Inverness Cove Way
Birmingham, AL 35242

Grantee's Name RYAN S. KYES
Mailing Address KERSTIN R. KYES
1319 Legacy Drive
Birmingham, AL 35242

Property Address 1319 Legacy Drive
Birmingham, AL 35242

Date of Sale August 2, 2019
Total Purchase Price \$ 840,000.00

20190813000293470 08/13/2019 02:28:29 PM DEEDS 2/2

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 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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2019 02:28:29 PM
\$354.00 CHERRY
20190813000293470

Allen S. Bezel