

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jill Danielle Nichols
337 Hanna Dr
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Three Thousand Dollars and zero cents (\$103,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, **the Estate of Mary Hassett Smiley, Shelby County Probate Case # PR-2016-000138** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Jill Danielle Nichols** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 22, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

Rex Rodney Smiley, grantee in Instrument #20140630000198140 having deceased on November 2, 2015.
Mary Bell Smiley, grantee in Instrument #20140630000198140 having deceased on February 21, 2016.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of August, 2019.

Estate of Mary Hassett Smiley, Shelby County Probate Case # PR-2016-000138.

By Michael R. Smiley as personal representative By Joel D. Smiley Personal Representative
By Michael R. Smiley, As Personal Representative By Joel D. Smiley, As Personal Representative

By David W. Smiley Personal Representative
By David W. Smiley, As Personal Representative



20190830000322370 1/2 \$121.00
Shelby Cnty Judge of Probate, AL
08/30/2019 02:11:21 PM FILED/CERT

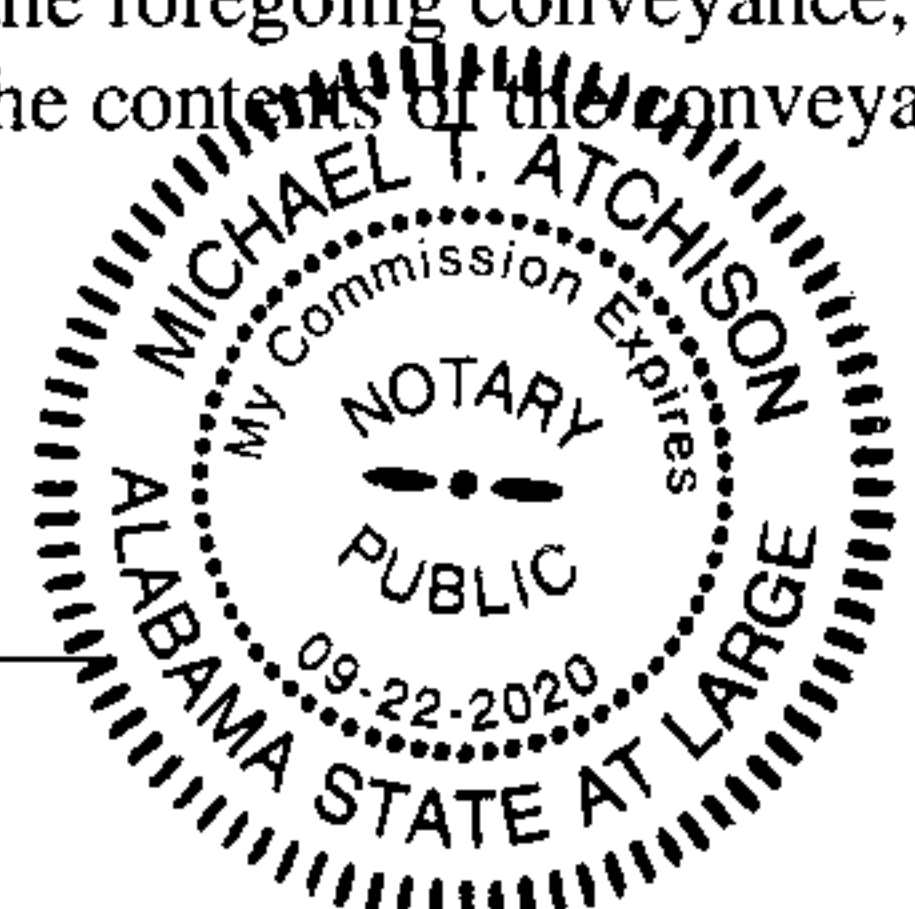
STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 08/30/2019
State of Alabama
Deed Tax: \$103.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael R. Smiley, Joel D. Smiley and David W. Smiley as personal representatives of the Mary Hassett Smiley Estate, Shelby County Probate Case #PR-2016-000138**, 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 30th day of August, 2019.

Michael T. Atchison
Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Estate of Mary Hasset Smiley Grantee's Name Jill Danielle Nichols
Mailing Address 155 M. Stetoe Ln. Mailing Address 339 Hanna Dr.
Vincent, AL 35178 Vincent, AL 35178

Property Address 339 Hanna Dr. Date of Sale 30 Aug 19
Vincent, AL 35178 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 103,000

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 Tax Assessor's Value
☐ 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 30 Aug 19

Print Michael R. Smiley

Unattested

Sign Michael B Smiley

ified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

