

**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:  
**Charles Kent Schmidt**  
110 Birdsong Lane  
Montevallo, AL 35115

**WARRANTY DEED**



20191009000371560 1/2 \$45.00  
Shelby Cnty Judge of Probate, AL  
10/09/2019 08:43:44 AM FILED/CERT

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **TWENTY THOUSAND DOLLARS AND ZERO CENTS (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Betty Joyce Sneed, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Charles Kent Schmidt (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Begin at a point 1329.6 feet north and 322.7 feet west of the center stake of Section 5, Township 22 South, Range 3 West, and run South 31 deg. and 0 min. East 107.8 feet; thence South 43 min. West 175.7 feet; thence north 31 deg. West 107.8 feet; thence north 43 deg. East 175.7 feet to the point of beginning, containing .43 acres, more or less, situated in Shelby County, Alabama, being the same property conveyed to Richard Hatcher by Callie Hatcher, dated September 26, 1958, and recorded in Deed Book 195 at page 471, in the Office of the Probate Judge of Shelby County, Alabama.

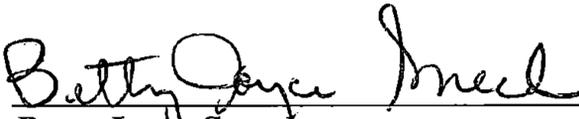
**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or her spouse.
4. Betty Joyce Sneed and Betty J Turner are one and the same person.

**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.

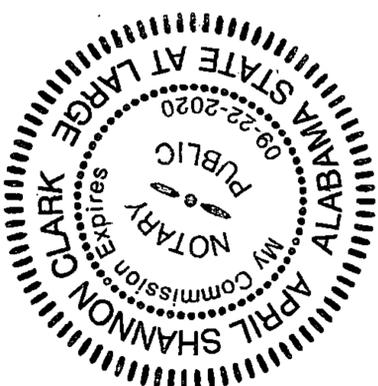
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 7<sup>th</sup> day of October, 2019.

  
\_\_\_\_\_  
**Betty Joyce Sneed**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Betty Joyce Sneed**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of October, 2019.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9-22-2020

Real Estate Sales Validation Form

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

Grantor's Name Betty Joyce Sneed
Mailing Address

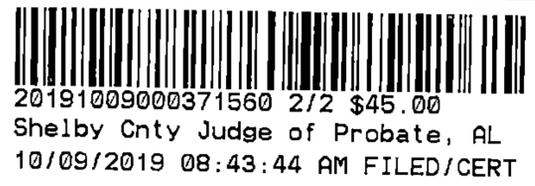
Grantee's Name Charles Kent Schmidt
Mailing Address 110 Birdsong Lane
Montevallo, AP 35115

Property Address 110 Birdsong Lane
Montevallo, AP 35115

Date of Sale October 7, 2019
Total Purchase Price \$ 20,000.00
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
[X] 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
Unattested (verified by) Betty Joyce Sneed
Sign Betty Joyce Sneed (Grantor/Grantee/Owner/Agent) circle one