

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

Send Tax Notice to:
Elizabeth M. Smith
303 Mildred Street
Columbiana, AL 35051

WARRANTY DEED



20191014000377170 1/2 \$98.00
Shelby Cnty Judge of Probate, AL
10/14/2019 10:00:15 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY-TWO THOUSAND, NINE HUNDRED FORTY DOLLARS and NO/100 (\$72,940.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Charles C. Smith, a single man, grant, bargain, sell and convey unto Elizabeth M. Smith, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the SE ¼ of NE ¼ of Section 26, Township 21 South, Range 1 West; thence North 2 degrees 58 minutes West along Section line a distance of 591.44 feet to the point of intersection with the Southeast boundary of Mildred Street; thence North 68 degrees 46 minutes East along back of curb, being the Southeast boundary of Mildred Street, a distance of 674.36 feet to a point; thence North 70 degrees 40 minutes East along said Southeast boundary a distance of 43.50 feet to the point of beginning of what has been known as the Methodist Parsonage lot; thence South 8 degrees 04 minutes East a distance of 210.0 feet to a point; thence North 70 degrees 40 minutes East, parallel to Mildred Street, a distance of 100.0 feet; thence North 8 degrees 40 minutes West a distance of 210 feet to a point on the Southeast boundary of Mildred Street; thence South 70 degrees 40 minutes West along the Southeast boundary of Mildred Street a distance of 100.00 feet to the point of beginning.

ALSO, Commence at the SW corner of the SW ¼ of the NW ¼ of Section 25, Township 21 South, Range 1 West; thence run North 2 degrees 58 minutes West for 591.44 feet to the South line of Mildred Street; thence run North 68 degrees 46 minutes East for 659.36 feet to the point of beginning; thence continue on the same bearing for 15.0 feet; thence with an interior angle to the left of 78 degrees 44 minutes run 56.2 feet; thence with an interior angle to the left of 99 degrees 30 minutes right run 5.7 feet; thence with an interior angle to the left of 90 degrees 00 minutes for 55.0 feet to the point of beginning of the parcel herein described.

Subject to taxes for 2019 and subsequent years, restrictions, easements and rights of way of record.

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.

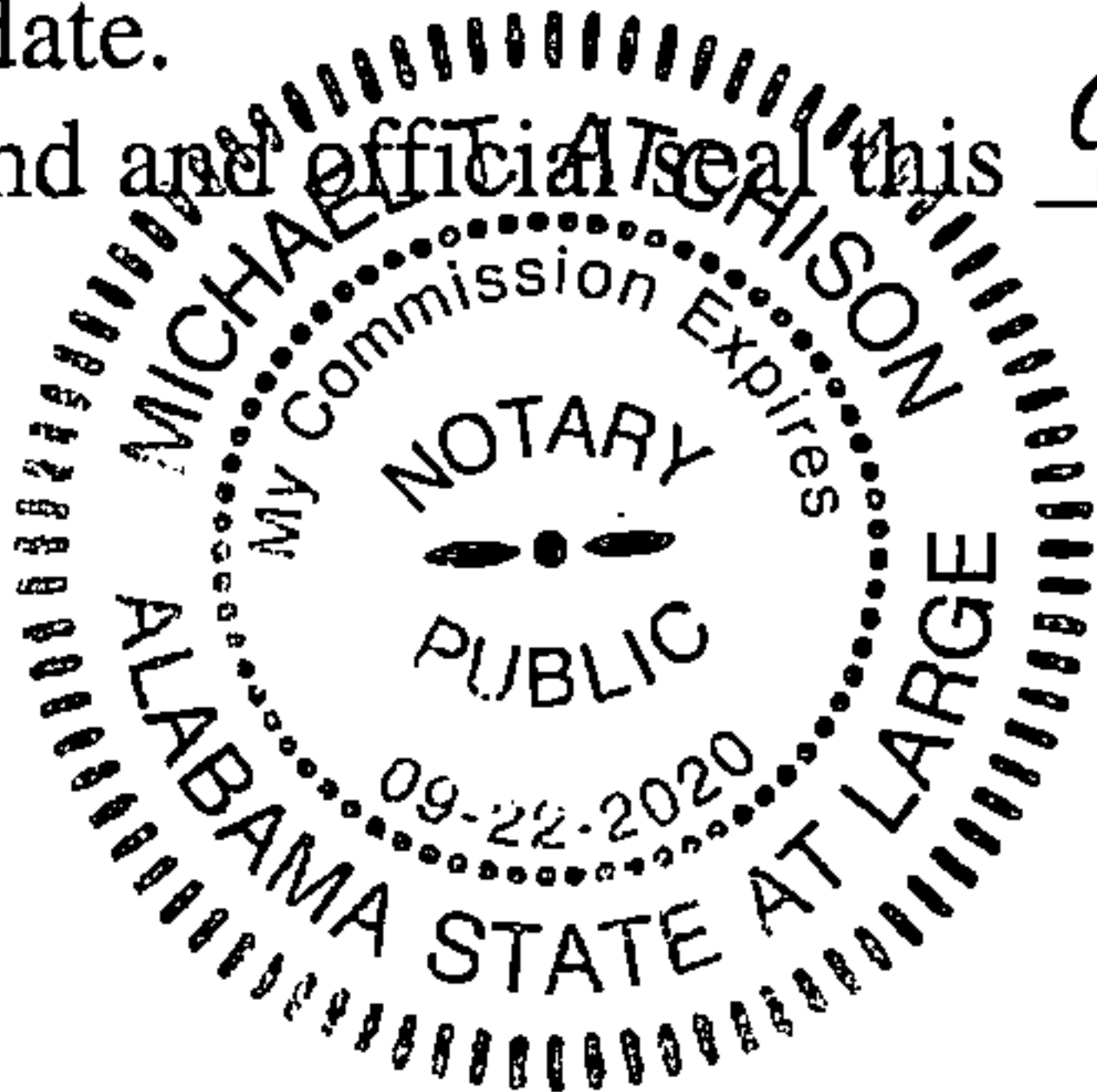
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of Oct, 2019.

Charles C. Smith

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles C. Smith, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of Oct, 2019.



My Commission Expires:
9-22-20

Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Charles C Smith
Mailing Address _____

Grantee's Name Elizabeth M Smith
Mailing Address 303 Mildred St
Columbiana AL 35051

Property Address 303 Mildred St
Columbiana AL 35051

Date of Sale _____
Total Purchase Price \$ 72,940.00
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 1/2 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

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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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

_____ Unattested _____
(verified by)

Print Mike T Archison
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 10/14/2019
State of Alabama
Deed Tax: \$73.00


20191014000377170 2/2 \$98.00
Shelby Cnty Judge of Probate, AL
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