

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTEE.

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



20191014000377190 1/2 \$132.00
Shelby Cnty Judge of Probate, AL
10/14/2019 10:00:17 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIX THOUSAND, NINE HUNDRED DOLLARS and NO/100 (\$106,900.00)**, 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 the NE ¼ of Section 23, Township 21 South, Range 1 West; thence proceed North along the East line of said Section a distance of 414.73 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and proceed for a distance of 765.03 feet to the West right of way line of Shelby County Highway No. 47; thence turn a deflection angle of 65 degrees 21 minutes 33 seconds to the right and proceed along said right of way line a distance of 530.95 feet to the center of a natural drain and the point of beginning; thence continue in the same direction along said right of way line a distance of 301.61 feet; thence turn a deflection angle of 67 degrees 09 minutes 15 seconds to the left and proceed for a distance of 253.28 feet; thence turn a deflection angle of 87 degrees 44 minutes 32 seconds to the left and proceed for a distance of 335.33 feet; thence turn a deflection angle of 93 degrees 34 minutes 33 seconds to the left and proceed for a distance of 55.99 feet; thence turn a deflection angle of 22 degrees 30 minutes 26 seconds to the left and proceed for a distance of 101.10 feet; thence turn a deflection of 21 degrees 55 minutes 37 seconds to the right and proceed for a distance of 82.90 feet; thence turn a deflection angle of 03 degrees 42 minutes 35 seconds to the left and proceed for a distance of 71.14 feet; thence turn a deflection angle of 01 degrees 57 minutes 44 seconds to the right and proceed for a distance of 81.64 feet to the point of beginning. Situated in Shelby County, Alabama.

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

This property constitutes no part of the household of the grantor, or of his spouse.

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.

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

Charles C. Smith
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: 9-22-2020

Michael T. Atchison
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 Street
Columbiana, AL 35551

Property Address 425 Chelsea Rd
Columbiana, AL 35551

Date of Sale _____
Total Purchase Price \$ 106,900.00
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 106,900.00

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

Shelby County, AL 10/14/2019
State of Alabama
Deed Tax:\$107.00

20191014000377190 2/2 \$132.00
Shelby Cnty Judge of Probate, AL
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