

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

Send Tax Notice to:

Tony Snow

400 Valentine Circle
Wilsonville, OR 97148

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$17,500.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **R.M. Smith and wife, Phyllis Smith (herein referred to as grantor)** grant, bargain, sell and convey unto, **Tony Snow and Gwen Snow (herein referred to as grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

All that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 21, Range 2 East, of the Huntsville Meridian, Shelby County, Alabama, more particularly described as follows: Beginning at a point which is North 349.20 feet and East 70.59 feet from the SW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7; thence from the true point of beginning North 78 deg. 12 min. East 200.00 feet; thence South 11 deg. 48 min. East 100.00 feet; thence South 78 deg. 12 min. West 200.00 feet; thence North 11 deg. 48 min. West 100.00 feet to the point of beginning. Said property contains 0.46 acres, more or less.

There is also conveyed to grantee, his heirs, successors, and assigns, the right to use the present boat launching site of grantor in that certain deed recorded in the Office of Judge of Probate, Shelby County, Alabama, in Deed Book 261, Page 357, on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property owned by grantor in that certain deed dated the 24th day of February, 1970, and recorded in Deed Book 261, Page 357, in the Probate Records of Shelby County, Alabama.

Subject to all easements, restrictions and rights-of-way of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

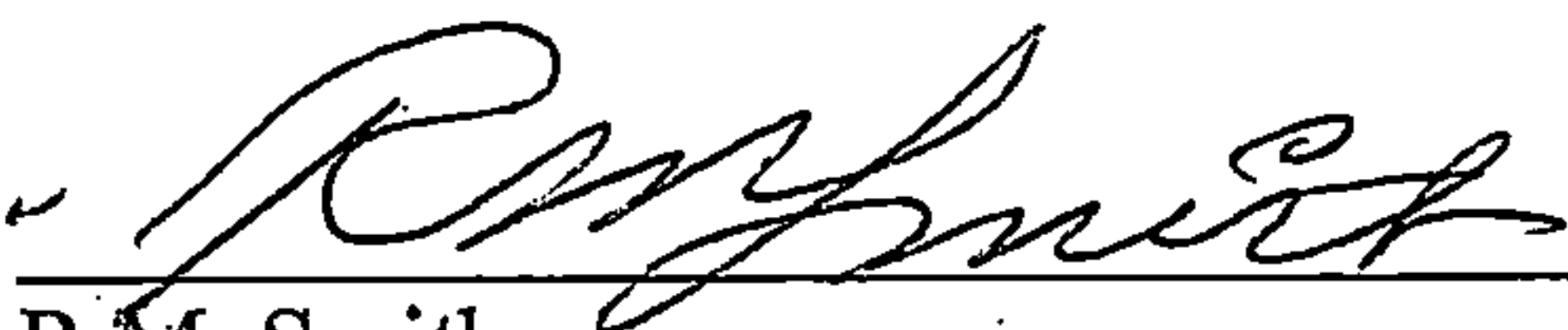
Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

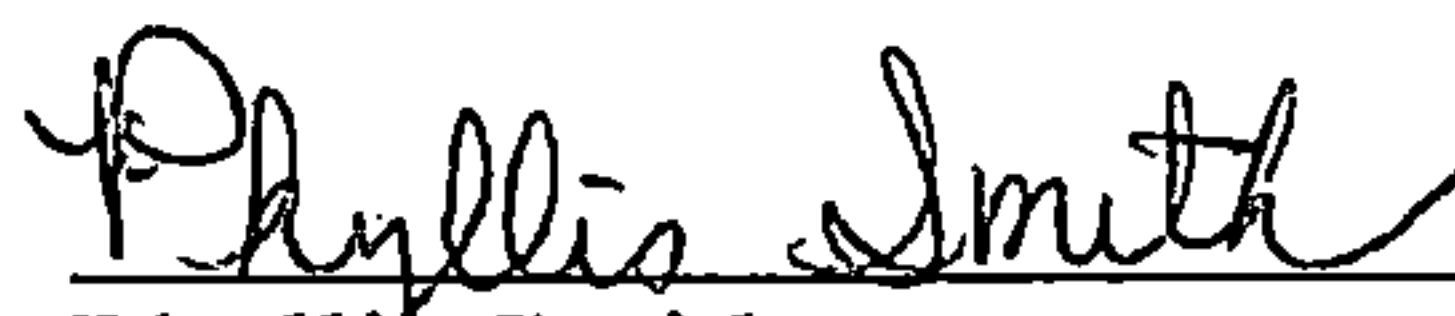
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 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 27th day of November, 2019.



R.M. Smith


Phyllis Smith

Shelby County, AL 11/27/2019
State of Alabama
Deed Tax: \$17.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

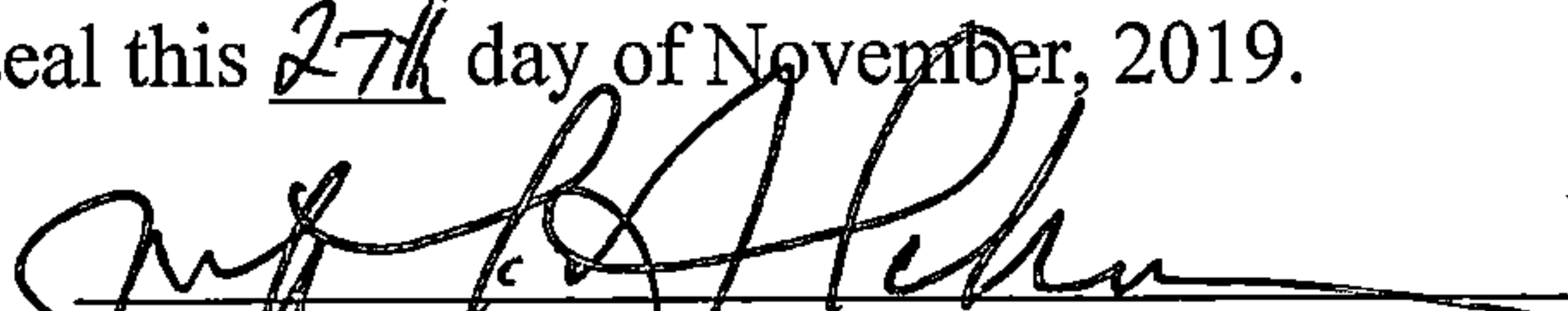
R.M. Smith and Phyllis Smith

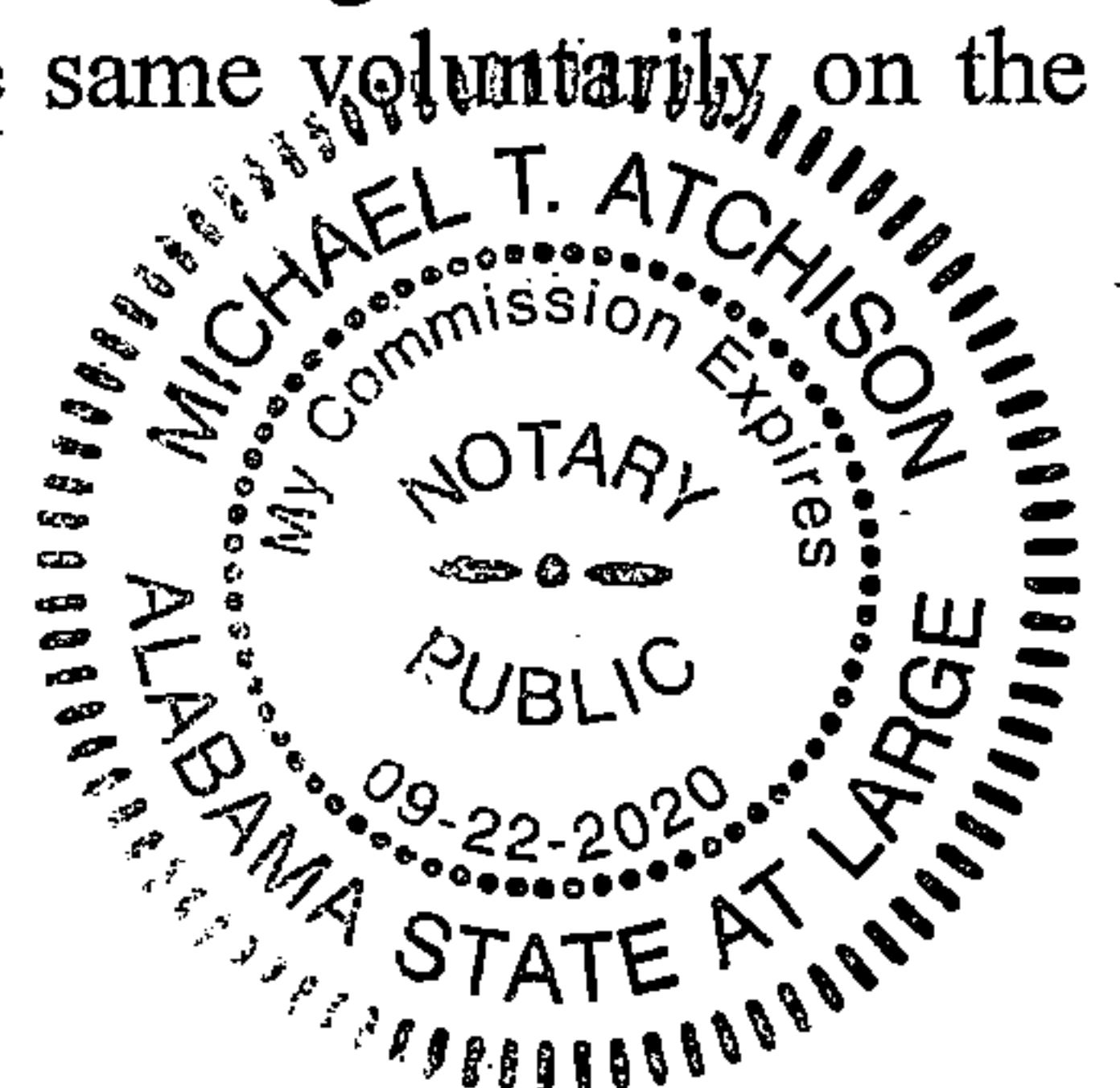
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, 2019.



20191127000441390 1/2 \$42.50
Shelby Cnty Judge of Probate, AL
11/27/2019 09:39:53 AM FILED/CERT


Notary Public
My Commission Expires: 9-22-20



Real Estate Sales Validation Form

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

Grantor's Name RM Smith
Mailing Address 128 Hickory St
Maylene AL 35714

Grantee's Name Tracy Snow
Mailing Address 400 Valentine Cir
Wilsonville AL 35716

Property Address 400 Valentine Cir
Wilsonville AL 35716

Date of Sale 11-27-19
Total Purchase Price \$ 17,500⁰⁰
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 11-27-19

Print RM Smith

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)



20191127000441390 2/2 \$42.50
Shelby Cnty Judge of Probate, AL
11/27/2019 09:39:53 AM FILED/CERT

Form RT-1