

This Instrument was Prepared by:

Send Tax Notice To: Smiddie M. Avery

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26040

130 Lakewood Dr
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Three Thousand Two Hundred Dollars and No Cents (\$133,200.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **THE WESTERVELT COMPANY, INC.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Smiddie M. Avery and Tammy Avery**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

A parcel of land located in the E 1/2 of the SE 1/4 of the SW 1/4 of Section 34, lying in Township 20 South, Range 1 West, in Shelby County, Alabama.

A parcel of land located in the E 1/2 of the NE 1/4 of the NW 1/4 and the N 1/2 of the NW 1/4 of the NE 1/4 of Section 3, all lying North of Lakewood Lane in Township 21 South, Range 1 West, in Shelby County, Alabama.

Seller hereby reserves from the sale of the Property for itself and its successors and assigns, of all oil, gas and mineral presently owned by seller.

\$274,700.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of February, 2020.



20200220000068370 1/2 \$160.50
Shelby Cnty Judge of Probate, AL
02/20/2020 12:27:04 PM FILED/CERT

The Westervelt Company, Inc.

James J. King, Jr.
As Vice President

Shelby County, AL 02/20/2020
State of Alabama
Deed Tax: \$133.50

State of ALABAMA

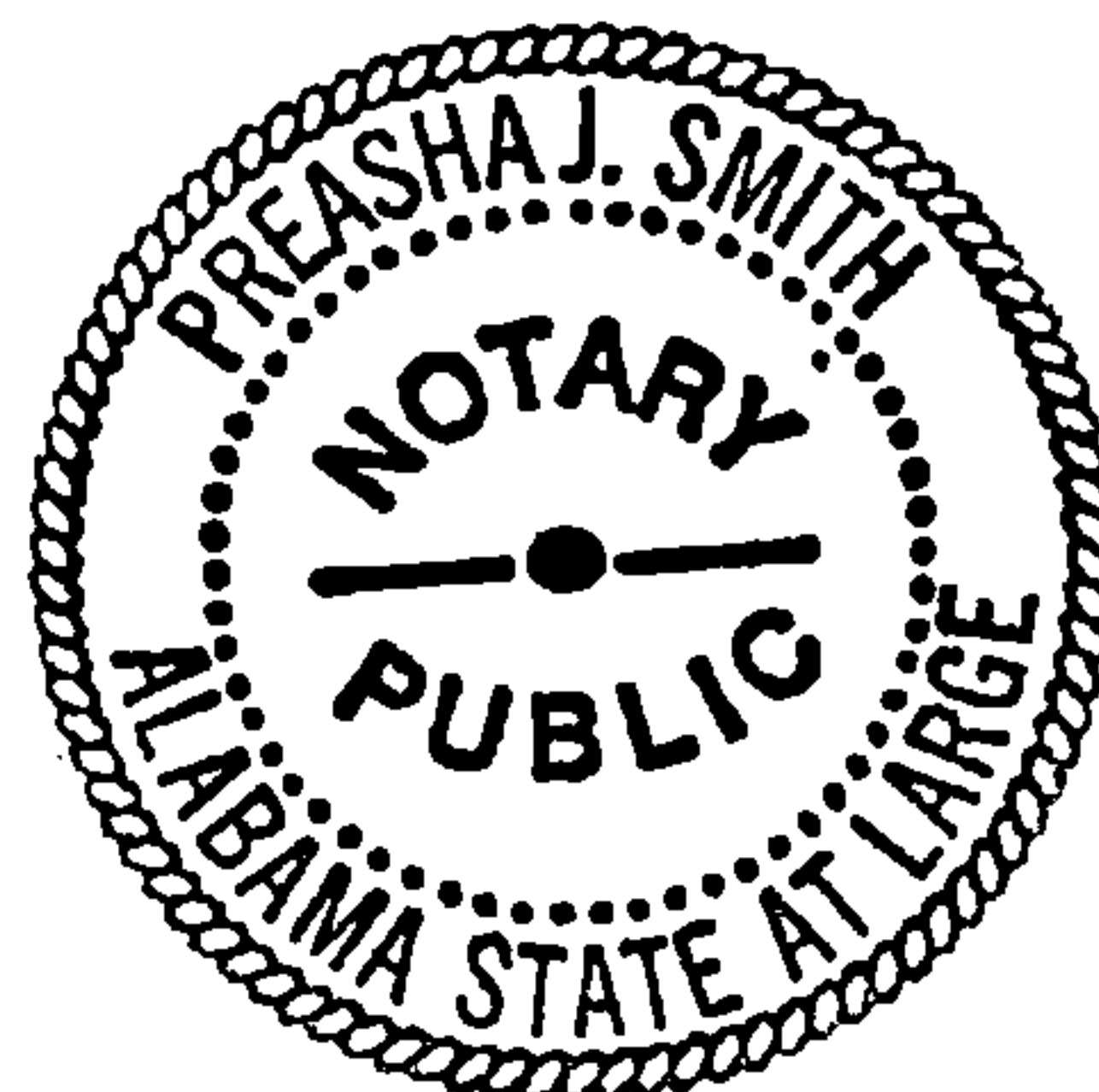
County of TUSCALOOSA

I, PREASHA J. SMITH, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr as Vice President of THE WESTERVELT COMPANY, INC. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 13th day of February, 2020.

Preasha J. Smith
Notary Public, State of ALABAMA

My Commission Expires: 10/16/2023



NOTE: Smiddie M. Avery and Smiddie Mitchell Avery are one in the same person. Tammy Avery and Tammy Gail Avery and Tammie G. Avery are one in the same person.

Real Estate Sales Validation Form

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

Grantor's Name The Westarveff Co
Mailing Address P.O. Box 48999
Tuscaloosa, AL 35404

Grantee's Name Sim: Idie M. Avery
Mailing Address 130 Lakewood Dr
Columbiana, AL 35057

Property Address
130 Lakewood Dr
Columbiana, AL 35057

Date of Sale 2-13-2020
Total Purchase Price \$ 133,200
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 2-13-2020

Print The Westarveff Company Inc

Sign M. L. A. Avery
(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)



20200220000068370 2/2 \$160.50
Shelby Cnty Judge of Probate, AL
02/20/2020 12:27:04 PM FILED/CERT

Form RT-1