

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
William Joseph Smitherman
1402 NABORS ST.
MONTEVALLO, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand and 00/100 Dollars (\$5000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Catherine B. Legg f/k/a Catherine B. Smitherman** hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **William Joseph Smitherman** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

SEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

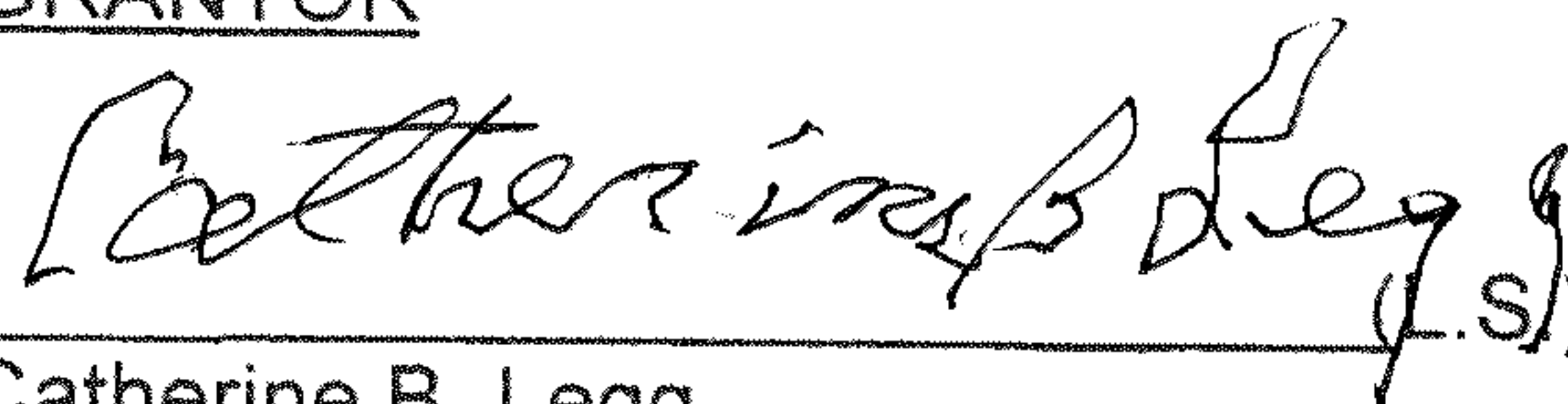
NOTE: Property is not homestead for grantor. This instrument is prepared without benefit of title search or insurance.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 8th day of APRIL, 2020 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR


(J.S.)

Catherine B. Legg

20200410000140400
04/10/2020 09:24:15 AM
DEEDS 1/4

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Catherine B. Legg, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8TH day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 4/26/20

20200410000140400 04/10/2020 09:24:15 AM DEEDS 2/4

Exhibit A

20200410000140400 04/10/2020 09:24:15 AM DEEDS 3/4

My undivided interest in and to the following described real property: A lot or tract of land situated in the Town of Montevallo, Alabama, more particularly described as follows: Begin at a point where the Westerly margin of the right of way of the Montevallo-Siluria Paved road intersects the Southerly margin of Nabors Street and go thence in a Westerly direction along the Southerly margin of Nabors Street 177 feet to the point of beginning of the property herein described; thence continue in a Westerly direction along the Southerly margin of Nabors Street 75 feet; thence in a Southerly direction and perpendicular to Nabors Street 150 feet; thence in an Easterly direction and parallel with Nabors Street 75 feet; thence in a Northerly direction and perpendicular to Nabors Street 150 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Catherine Legg Grantee's Name Chris Smithman
 Mailing Address 831 Vine St Mailing Address 1402 Nubers St
Montevallo AL 35715 Montevallo AL 35715
 Property Address Tax Id
27-5-21-2-001
061.000
 Date of Sale 04/08/20
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 85860

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 Mother conveying to son

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 04/08/20

Unattested

(verified by)

Print

Sign

Chris Smithman
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/10/2020 09:24:15 AM
 \$117.00 JESSICA
 20200410000140400

Alli S. Beyl