

20200522000205280
05/22/2020 09:32:20 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Paul B. Smith
4265 Hwy 18
Montevallo AL 35115

GENERAL WARRANTY DEED

M200 878 (2)
STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Sixty Thousand Seven Hundred Forty Dollars and NO/100 (\$60,740.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Edith L. Reid, a single woman, by Mary F. Howard, her Agent**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Paul B. Smith** (herein referred to as Grantee whether one or more), the following described real estate, situated in SHELBY County, Alabama to wit:

Beginning at a point marked by an iron hub on the North line of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 12 East, in Shelby County, Alabama, located on the North boundary of Highway 155 and proceeding along the North line of said Quarter boundary for 391.5 feet in an Easterly direction; thence South 28°30' West for 206.28 feet to the North boundary of said Highway; thence North 57°56' West for 344.67 feet along North boundary of said Highway to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said grantee, his/her heirs, successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said grantee, his/her heirs, successors and assigns forever, against the lawful claims of all persons.

M200878

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this
21st day of May, 2020

Edith L. Reid by Mary F. Howard, her Agent
Edith L. Reid, by Mary F. Howard, her Agent

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Mary F. Howard, whose name as Agent for Edith L. Reid is signed to the foregoing deed and who is
known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she executed the same voluntarily on the day the same bears date.

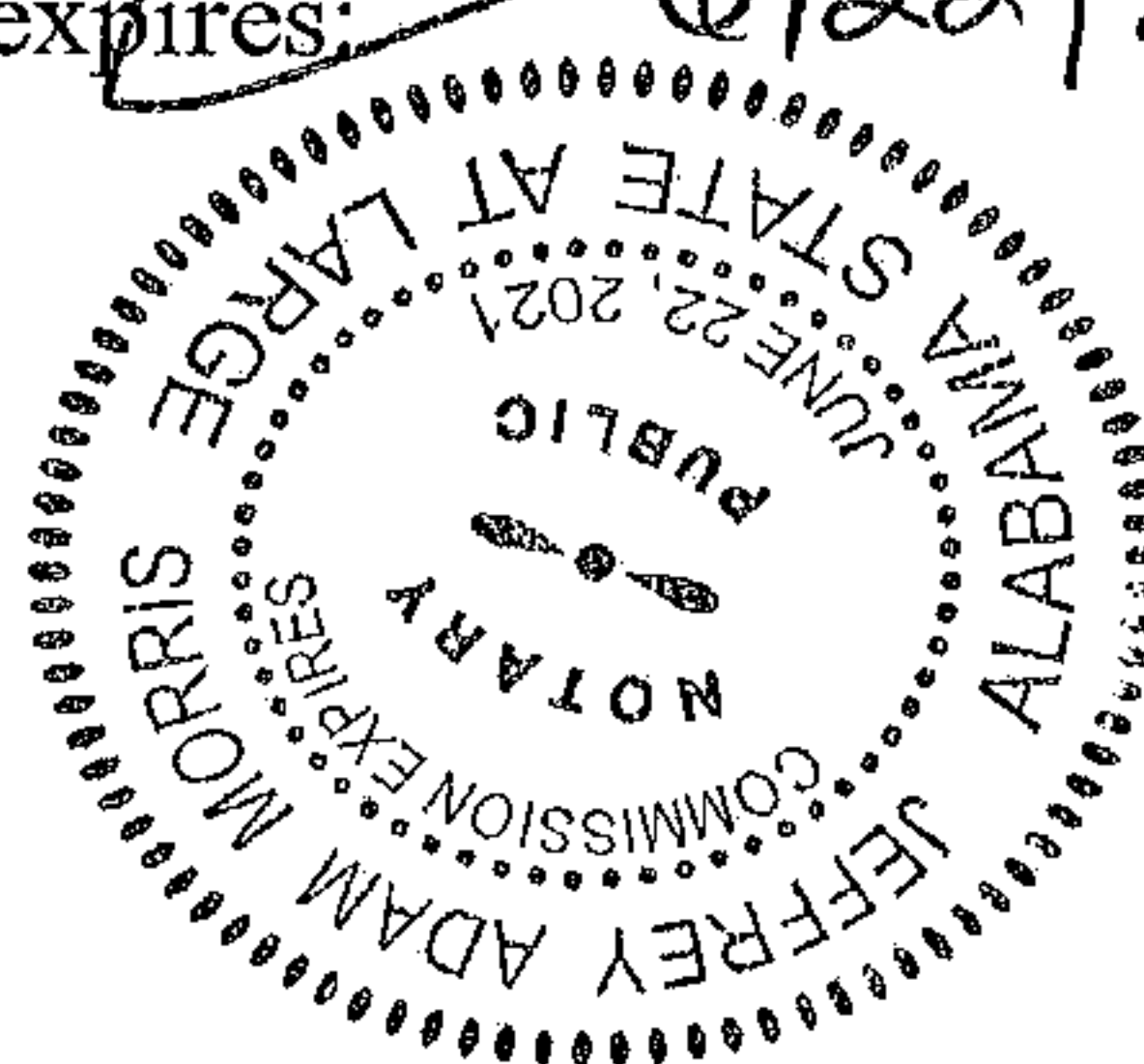
Given under my hand and official seal this the 21st day of May, 2020

Notary Seal

Notary Public

My commission expires:

6/22/2021



Real Estate Sales Validation Form

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

Grantor's Name Edith L. Reid Grantee's Name Paul B. Smith
 Mailing Address 460 Shoshone Dr Mailing Address 4265 Hwy 18
Montevallo AL 35115 Montevallo AL 35115

Property Address 8850 Highway 155 Date of Sale 5/21/2020
Montevallo AL 35115 Total Purchase Price \$ 60,740.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ Closing Statement

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 5/21/2020 Print Jeff Morris
 _____ Sign _____
 Unattested (verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/22/2020 09:32:20 AM
 \$89.00 CHERRY
 20200522000205280

Print Form

Form RT-1

Alicia S. Byrd