

Prepared by:
Jul Ann McLeod, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Steven L. Messina & Laranda S. Messina
3450 Cahaba River Estates
Hoover, AL 35244

STATE OF ALABAMA)
) **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**
COUNTY OF JEFFERSON) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$567,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, SONIA REID, as Personal Representative of the ESTATE OF REGINA MOUYAL SMITH aka REGINA SMITH, deceased, Jefferson County, Probate Case No.: 20-BES-000332 (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, STEVEN L. MESSINA and LARANDA S. MESSINA (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Jefferson AND County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, declarations, and riparian rights of record, if any.

\$300,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Regina M. Smith aka Regina Mouryal Smith aka Regina Smith was the surviving grantee of that certain deed recorded in Shelby Real 364, Page 476, and Bessemer Real 850, Page 476. The other grantee, Maurice R. Smith, having died on or about the 29th day of June, 2000.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 26 day of June, 2020.

Sonia Reid
 SONIA REID, as Personal Representative of the
 ESTATE OF REGINA MOUYAL SMITH aka
 REGINA SMITH, deceased, Jefferson County,
 Probate Case No.: 20-BES-000332

STATE OF WYOMING)

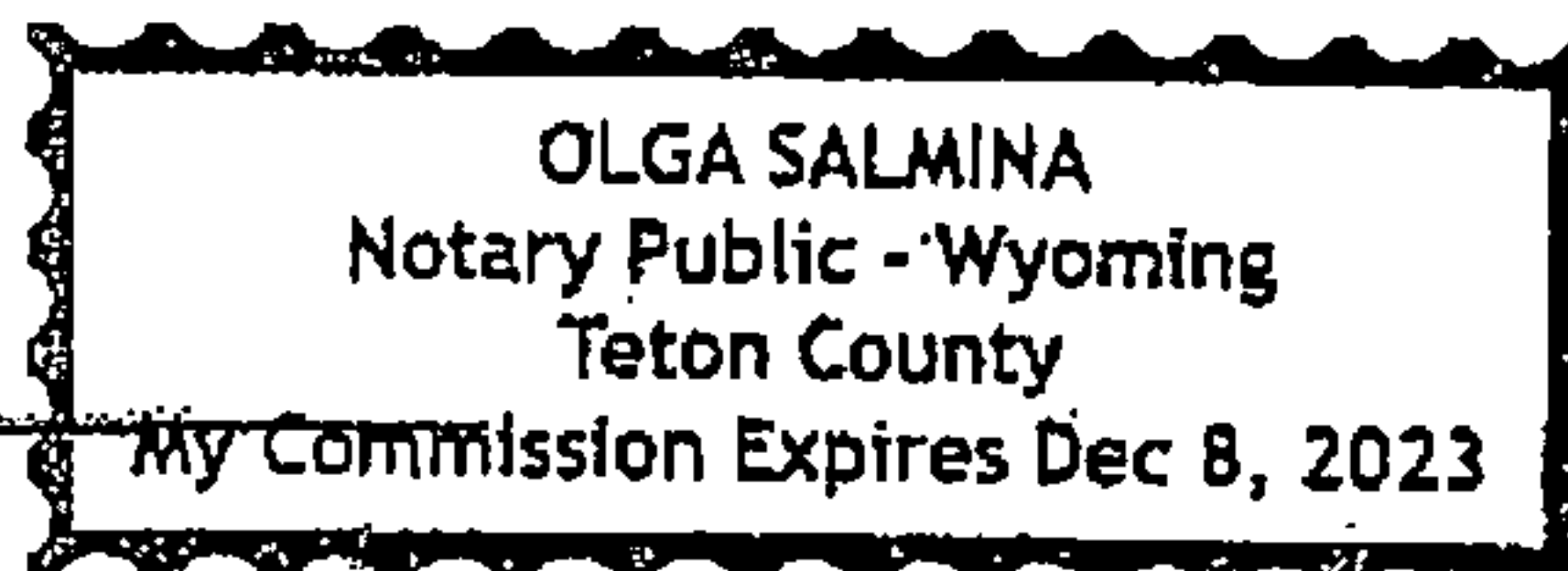
COUNTY OF Teton)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that SONIA REID, as Personal Representative of the ESTATE OF REGINA MOUYAL SMITH aka REGINA SMITH, deceased, Jefferson County, Probate Case No.: 20-BES-000332, whose name 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of June, 2020.

[Signature]
 NOTARY PUBLIC

My commission expires:



12/8/2023

State of Wyoming
 County of Teton ss
 The foregoing instrument was
 acknowledged before me by Sonia S. Reid
 This 25 day of June, 2020
 Witness my hand and official seal,
[Signature], Notary Public
 My commission expires: 12/8/2023



20200706000277670 2/4 \$598.50
 Shelby Cnty Judge of Probate, AL
 07/06/2020 11:55:41 AM FILED/CERT

20200706000277670 07/06/2020 11:55:41 AM DEEDS 3/4
Exhibit A, Legal Description

Lot 33, except the West 350.00 feet-according to the Map of Cahaba River Estates, as recorded in Map Book 17, Page 64, in the Office of the Judge of Probate of Jefferson County, Alabama, and as recorded in Map Book 3, Page 32 and 33, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, and as recorded in Map Book 3, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama. Also, a 50.00 foot nonexclusive easement for ingress and egress, being 25.00 feet on each side of the following described centerline:

Begin at a point that is 555.00 feet East of the Northwest corner of said lot 33 on the North line of said lot 33; thence West along said North line 529.00 feet, said point being 25.00 feet East of the West line of said lot 33; thence right 88 degrees 30 minutes in a Northerly direction along a line that is 25.00 feet East of and parallel to said West line 121.56 feet; thence right 20 degrees 00 minutes in a Northeasterly direction 398.92 feet to the North line of lot 31 of said Cahaba River Estates, said point being 161.50 feet East of the Northwest corner of said lot 31, said point also being the terminus of centerline herein described.

4% of property valuation resides in Shelby County, AL
96% of property valuation resides in Jefferson County, AL



20200706000277670 3/4 \$598.50
Shelby Cnty Judge of Probate, AL
07/06/2020 11:55:41 AM FILED/CERT

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name ESTATE OF REGINA M. SMITH,
DECEASEDGrantee's Name STEVEN L. MESSINA and
LARANDA S. MESSINAMailing Address 3450 CAHABA RIVER ESTATES
HOOVER, AL 35244Mailing Address 3450 CAHABA RIVER ESTATES
HOOVER, AL 35244Property Address 3450 CAHABA RIVER ESTATES
HOOVER, AL 35244Date of Sale June 26, 2020Total Purchase Price \$567,500.00

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
 Sales Contract
 X 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 June 26, 2020 Unattested

20200706000277670 4/4 \$598.50
 Shelby Cnty Judge of Probate, AL
 07/06/2020 11:55:41 AM FILED/CERT

(verified by)

int Malcolm S. McLeod

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Seal

Shelby County, AL 07/06/2020
 State of Alabama
 Deed Tax: \$567.50

ity Alabama, County

File 200450

Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayl