

This instrument was prepared by:

Anthony B. Johnson
JOHNSON LAW FIRM, LLC
Attorney at Law
60 Court Square West
P. O. Box 188
Centreville Alabama 35042

Source of Title: Shelby County
Real Property/Deed Book 283, Page 180

QQ	Q	Section	Township	Range
NW	NW	15	21S	3W

WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

Charles W. & Nola L. Smith
180 Smith Trail
Alabaster AL 35007



20201223000589790 1/3 \$130.00
Shelby Cnty Judge of Probate, AL
12/23/2020 10:48:29 AM FILED/CERT

STATE OF ALABAMA *

COUNTY OF SHELBY *

WARRANTY DEED

RESERVING A LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

TEN DOLLARS AND NO/100 (\$10.00)

to the undersigned GRANTORS, in hand paid by the GRANTEES, herein, the receipt whereof is acknowledged, we, **Charles W. Smith** and **Nola L. Smith**, husband and wife, herein referred to as the GRANTOR, does grant, bargain, sell and convey unto **Richard Wayne Smith**, a married man and **Staci Ann Parker**, a married woman, herein referred to as the GRANTEES, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the SW corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence run in a northerly direction along the west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 247.45 feet to the point of beginning; thence continue in a northerly direction along said west boundary 418.00 feet to the South line of Elvie Black property; thence turn 91 deg. 48 min. to the right and run along the South line of Elvie Black property in an easterly direction 318.00 feet; thence in a southerly direction along a line parallel with said west boundary 418.00 feet; thence turn 91 deg. 48 min. to the right in a westerly direction 318.00 feet to the point of beginning.

Charles W. Smith and Nola L. Smith, Grantors, shall retain a life estate in the above-described property with remainder to Richard Wayne Smith and Staci Ann Parker, Grantees.

The above described is the homestead of the Grantors.

Subject to any recorded Mortgage of Record.

Together with all and singular the tenements, hereditament, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainder, rents, issues, and profits thereof; and also all of the estate, right, title interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTORS, of, in, and to the same and every part of parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEES their heirs or assigns forever. And the Grantors do for themselves and for their beneficiaries, principals, trustees, fiduciaries, representatives, heirs, executors, administrators, successors or assigns, covenant with the said GRANTEES their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantors are entitled to the immediate possession thereof; that Grantors and their beneficiaries, principals, trustees, fiduciaries, representatives, heirs, executors and administrators shall warrant and defend the same to the said GRANTEES their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of October, 2020.

Charles W. Smith (SEAL)

Charles W. Smith
180 Smith Trail
Alabaster Alabama 35007

STATE OF ALABAMA *

ACKNOWLEDGMENT

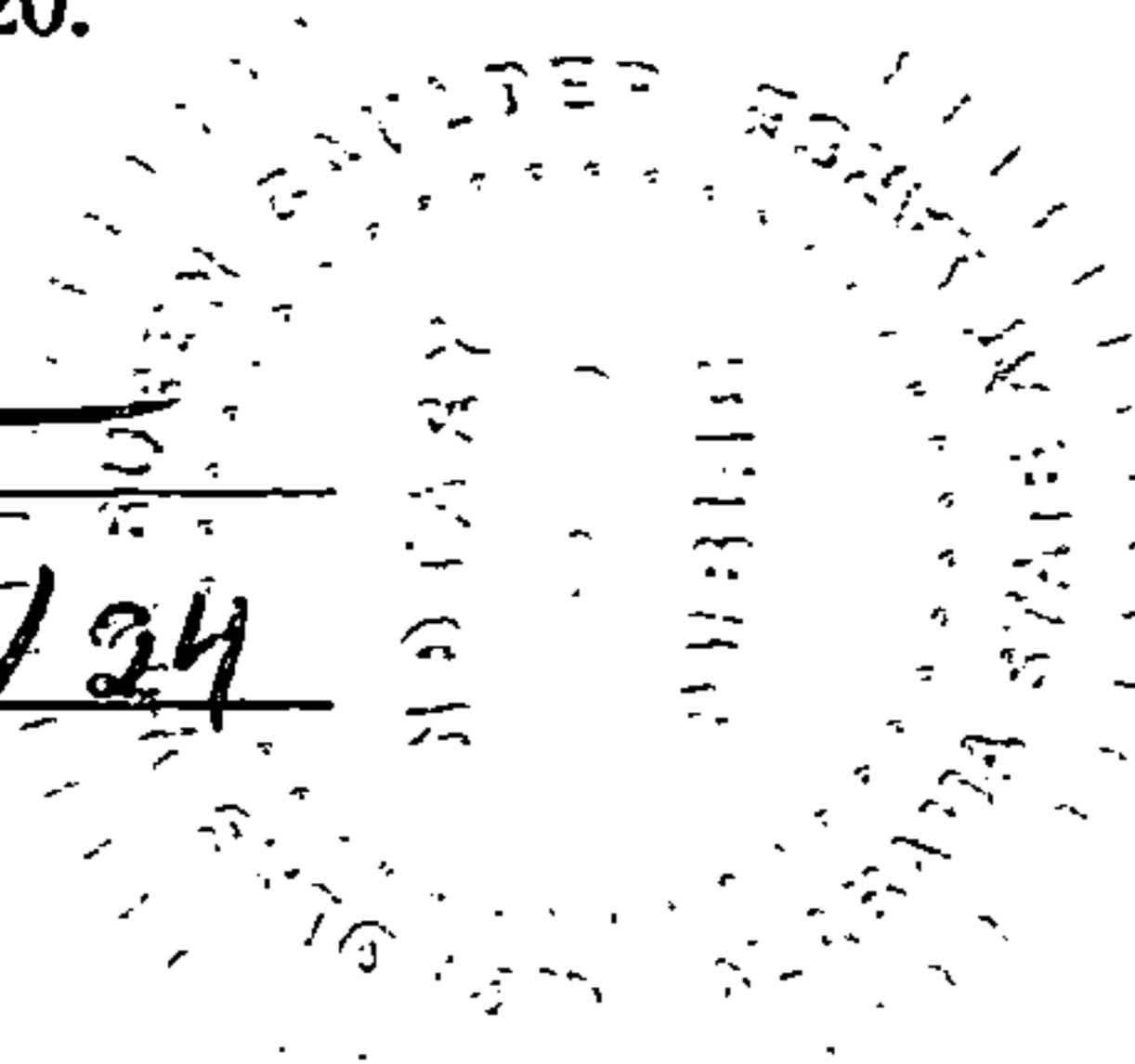
COUNTY OF Jefferson *

I, NICHOLAS V. CAULDER, a Notary Public in and for said County, in said State, hereby certify that **Charles W. Smith**, whose name is signed to the foregoing conveyance, and who is known to me or produced a driver's license and/or other picture identification acknowledged before me on this day, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 2020.

(SEAL)

Nicholas V. Caulder
Notary Public, State at Large
My Commission Expires: 7/15/24



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of October, 2020.

Nola L. Smith (SEAL)

Nola L. Smith
180 Smith Trail
Alabaster Alabama 35007

STATE OF ALABAMA *

ACKNOWLEDGMENT

COUNTY OF Jefferson *

I, NICHOLAS V. CAULDER, a Notary Public in and for said County, in said State, hereby certify that **Nola L. Smith**, whose name is signed to the foregoing conveyance, and who is known to me or produced a driver's license and/or other picture identification acknowledged before me on this day, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 2020.

(SEAL)

Nicholas V. Caulder
Notary Public, State at Large
My Commission Expires: 7/15/24



202012230000589790 2/3 \$130.00
Shelby Cnty Judge of Probate, AL
12/23/2020 10:48:29 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	Charles W. & Nola L. Smith	Grantee's Name	Richard Wayne Smith
Mailing Address	180 Smith Trail	Mailing Address	1160 Mountainwood Lane SE
	Alabaster Alabama 35007		Birmingham AL 35244
			Staci Ann Parker
			3030 County Highway 5
			Hayden AL 35079

Property Address _____	Date of Sale _____
_____	Total Purchase Price \$ _____
_____	or
_____	Actual Value _____
	or
	Assessor's Market Value \$ <u>204,000</u>
	<u>1/2 Value \$102,000</u>

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	<u>X</u> Other _____ Heirship Property
_____ 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.

Shelby County, AL 12/23/2020
State of Alabama
Deed Tax: \$102.00

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 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 10/21/2020

Unattested

(verified by)

Print Charles W Smith / Nola L. Smith
Sign Charles W. Smith
(Grantor/Grantee/Owner/Agent) circle one
Nola L. Smith


20201223000589790 3/3 \$130.00
Shelby Cnty Judge of Probate, AL
12/23/2020 10:48:29 AM FILED/CERT