

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
Instrument #20141001000308320, Shelby
County Judge of Probate, 10/01/2014.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, we, **Dorothy Smith**, an unmarried woman, and **Ronald Earl Criss**, a married man, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey unto **Dorothy Smith** for and during her life with every contingent remainder and right of reversion, hereinafter referred to as Grantee, the following described property situated in Shelby County, Alabama, to-wit:

Lot 15, Block 2, according to the Re-survey of George's Subdivision of Keystone, Sector Three, recorded in Map Book 4, Page 33, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.


Also known as 1315 Hillwood Drive, Alabaster, AL 35007.

Subject to any indebtedness, building lines, mineral and mining rights and rights incident thereto existing liens, sanitary sewer agreements, easements and rights of way of record including power, coal, oil, gas and other mineral interest in, to or under the land, restrictions, set back lines, rights of way, and other limitations, if any, of record and all encroachments that an inspection of the property would reveal.

This property is no part of the homestead of Grantor, Ronald Earl Criss.


TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee and to her heirs and assigns forever, together with every contingent remainder and right of reversion. Grantors do hereby covenant with the said Grantee, her successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and

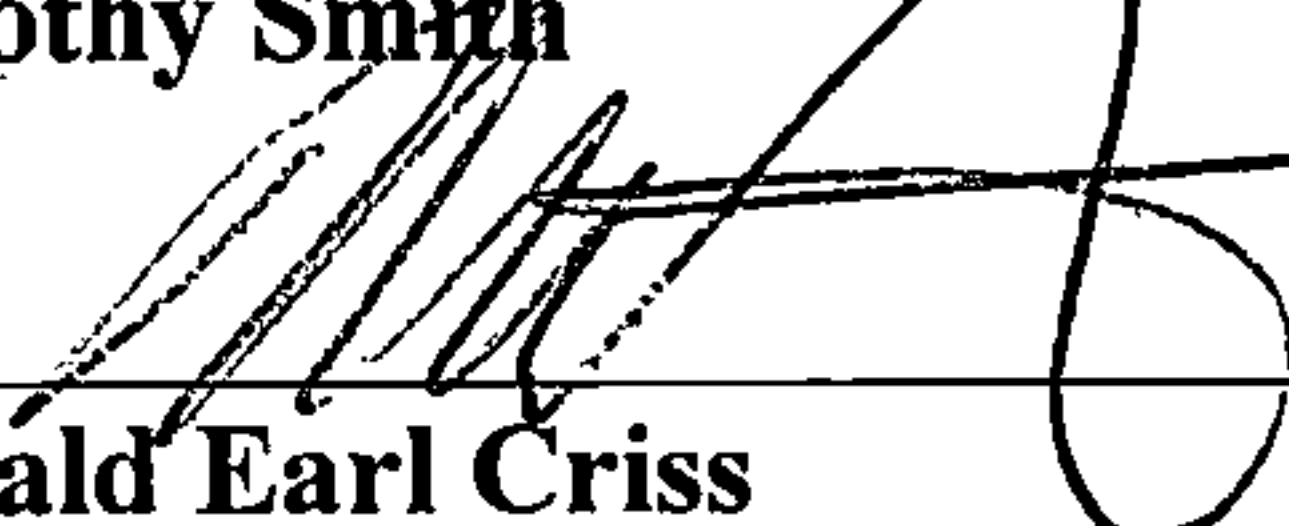
Shelby County, AL 02/25/2021
State of Alabama
Deed Tax: \$47.00


20210225000094520 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
02/25/2021 09:27:40 AM FILED/CERT

defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seal on this the 23rd day of February, 2021.



Dorothy Smith


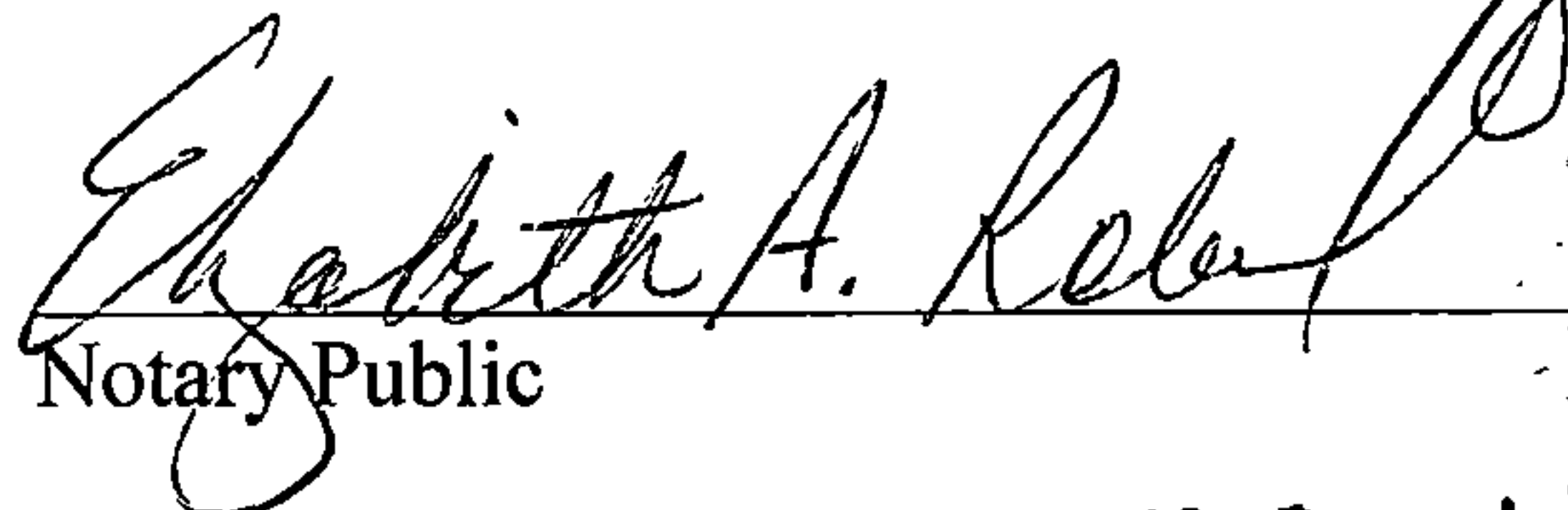
Ronald Earl Criss

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama, do hereby certify that **Dorothy Smith and Ronald Earl Criss**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2021.



Notary Public

My commission expires: My Commission Expires: May 22, 2022



20210225000094520 2/3 \$75.00
Shelby Cnty Judge of Probate, AL
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Send tax notice to:
Dorothy Smith
1315 Hillwood Drive
Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name Dorothy Smith and
Mailing Address Ronald Earl Criss
1315 Hillwood Drive
Alabaster, AL 35007

Grantee's Name Dorothy Smith
Mailing Address 1315 Hillwood Drive
Alabaster, AL 35007

Property Address 1315 Hillwood Drive
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 94,000.00 ÷ 2 = \$47,000.00



20210225000094520 3/3 \$75.00
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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 Shelby County (AL) Tax Assessor's Office

☐ 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 2-23-21

Print Dorothy Smith

Sign Dorothy Smith
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1