

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Richard Curtice
117 Deer Crest Circle
Pelham, AL 35124

GENERAL WARRANTY DEED

20210324000148230
03/24/2021 01:40:00 PM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Forty Thousand And No/100 Dollars (\$440,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Randall E. Smith and Julia N. Smith, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Richard Curtice (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 5-A, according to the Shields Resurvey of Lots 5 & 6, Deer Creek Estates, as recorded in Map Book 26, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$440,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 23rd day of March, 2021.

Randall E. Smith
Randall E. Smith

Julia N. Smith by Randall E. Smith, her Attorney in Fact
Julia N. Smith by Randall E. Smith, her Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall E. Smith 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23rd day of March, 2021.

Courtney Snow Carter
Notary Public
My commission expires:

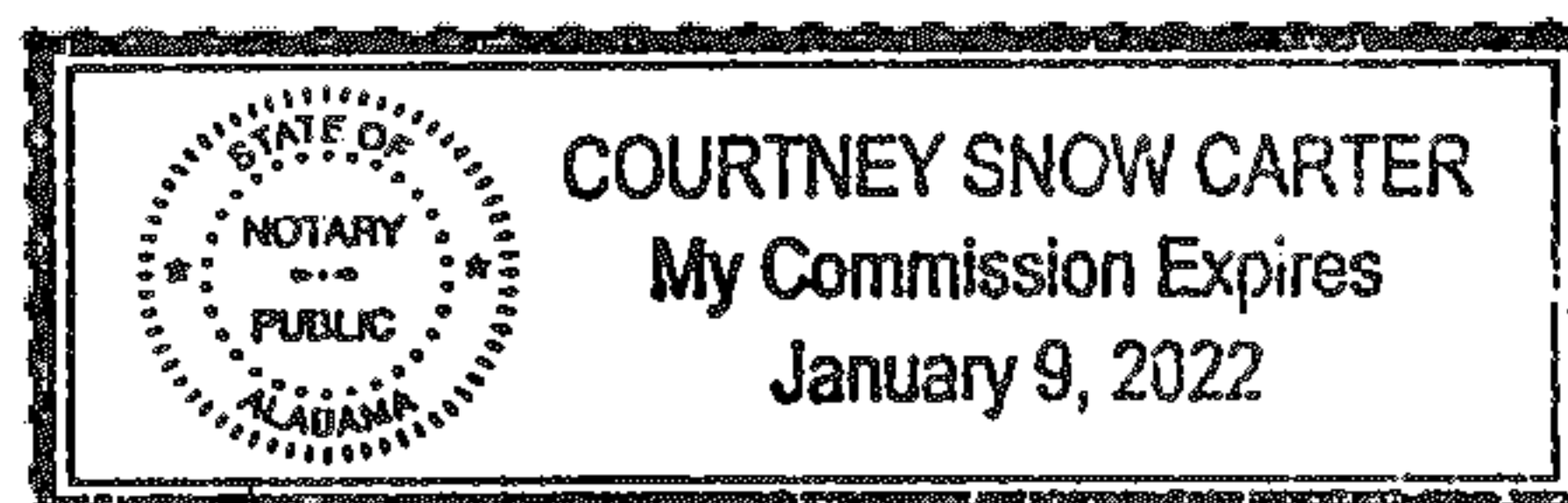


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall E. Smith whose name as Attorney in Fact for Julia N. Smith 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 conveyance he executed the same voluntarily and in his capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 23rd day of March, 2021.

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Randall E. Smith and Julia N. Smith Grantee's Name Richard Curtice

Mailing Address 688 Deer Ave
Daphne, AL 36526Mailing Address 117 Deer Crest Circle
Pelham, AL 35124Property Address 117 Deer Crest Circle
Pelham, AL 35124

Date of Sale March 23, 2021

Total Purchase Price \$440,000.00

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 StatementIf 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 - Randall E. Smith and Julia N. Smith, 688 Deer Ave, Daphne, AL 36526.

Grantee's name and mailing address - Richard Curtice, 117 Deer Crest Circle, Pelham, AL 35124.

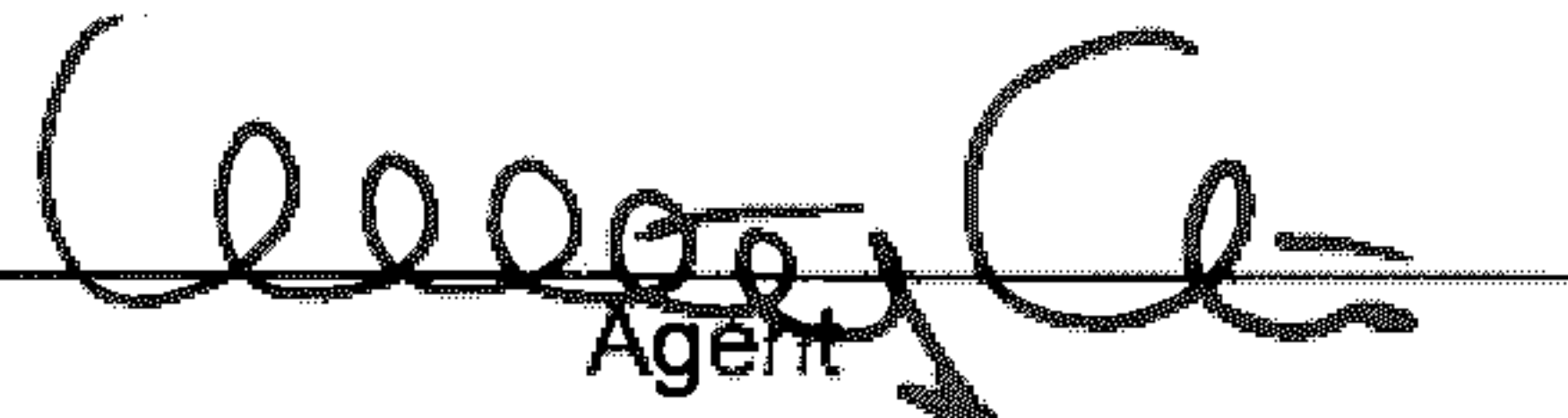
Property address - 117 Deer Crest Circle, Pelham, AL 35124

Date of Sale - March 23, 2021.

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: March 23, 2021

Sign


AgentFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2021 01:40:00 PM
\$29.00 CHERRY
20210324000148230