

Prepared by:
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1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Patrick Graham Smith & Michele Perrier Smith
1031 Nightfall Court
San Jose, CA 95120

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$174,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **WAYNE WELCH, a married man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **PATRICK GRAHAM SMITH and MICHELE PERRIER SMITH** (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 Shelby, State of Alabama, to-wit:

Lot 149, according to the Survey of Camden Cove, Sector 3, as recorded in Map Book 28, Page 3, in the Probate Office of Shelby County, Alabama.

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

\$174,900.00 of the above-recited consideration is being paid in cash.

Subject property is not the homestead of the Grantor or his spouse.

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 Grantors are 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 16th day of December, 2021.

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of December, 2021.

A circular notary seal for Malcolm Stewart McLeod, a Notary Public in the State of Alabama. The seal features the text "MALCOLM STEWART MCLEOD" around the top inner edge and "STATE OF ALABAMA" around the bottom inner edge. In the center, it reads "NOTARY PUBLIC" with a stylized notary symbol between the words. Above "NOTARY" is the word "Commission" and below it is "Expires". To the right of the center, the date "08-15-22" is printed.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name WAYNE WELCHGrantee's Name PATRICK GRAHAM SMITH and
MICHELE PERRIER SMITHMailing Address 141 FLAGSTONE LANE
CALERA, AL 35040Mailing Address 141 FLAGSTONE LANE
CALERA, AL 35040Property Address 141 FLAGSTONE LANE
CALERA, AL 35040Date of Sale December 16, 2021Total Purchase Price \$174,900.00

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
☒ 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 December 16, 2021Print Malcolm S. McLeodUnattested

Sign (Signature)
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/17/2021 02:03:35 PM
 \$203.00 BRITTANI
 20211217000598120

Form RT-1
 Alabama 08/2012 LSS

File 211047



Allen S. Beyer