

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

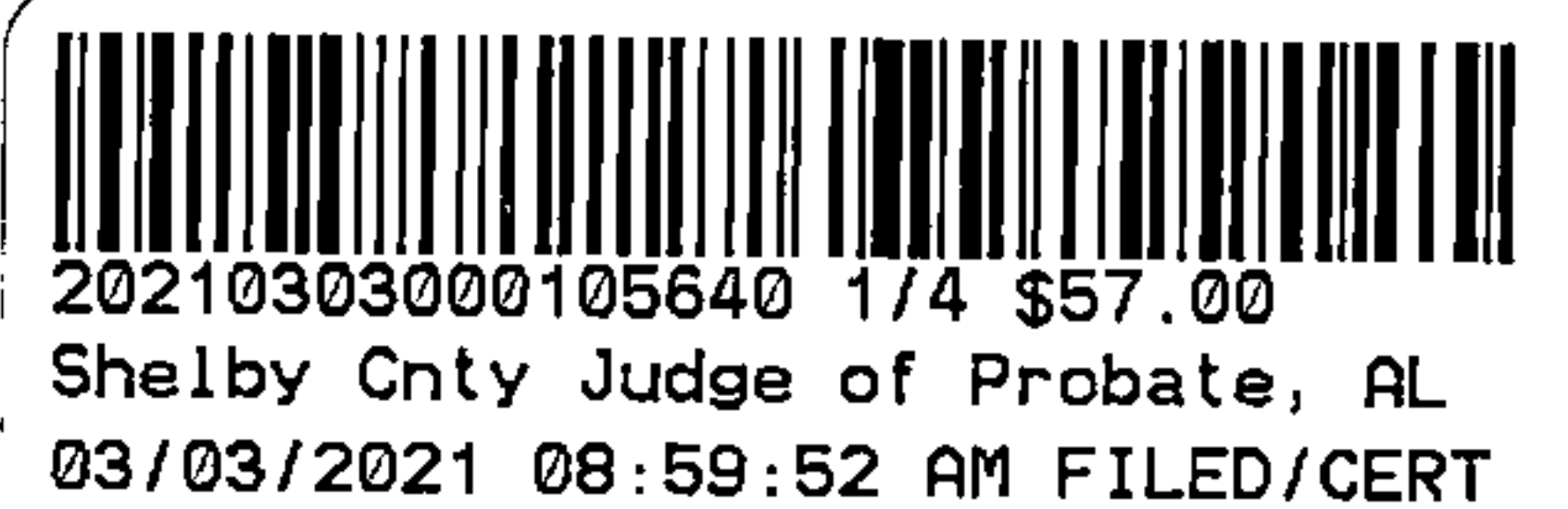
Send Tax Notice:

2280 Salem Road
Montevallo, AL 35115

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Twenty Five Thousand and 00/100 Dollars (\$25000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Christopher R. Smitherman and Jeffrey S. Smitherman** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Paul Brooks Brown as Trustee of the GST Exempt Family Trust fbo Paul Brooks Brown Dated July 13, 2010** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

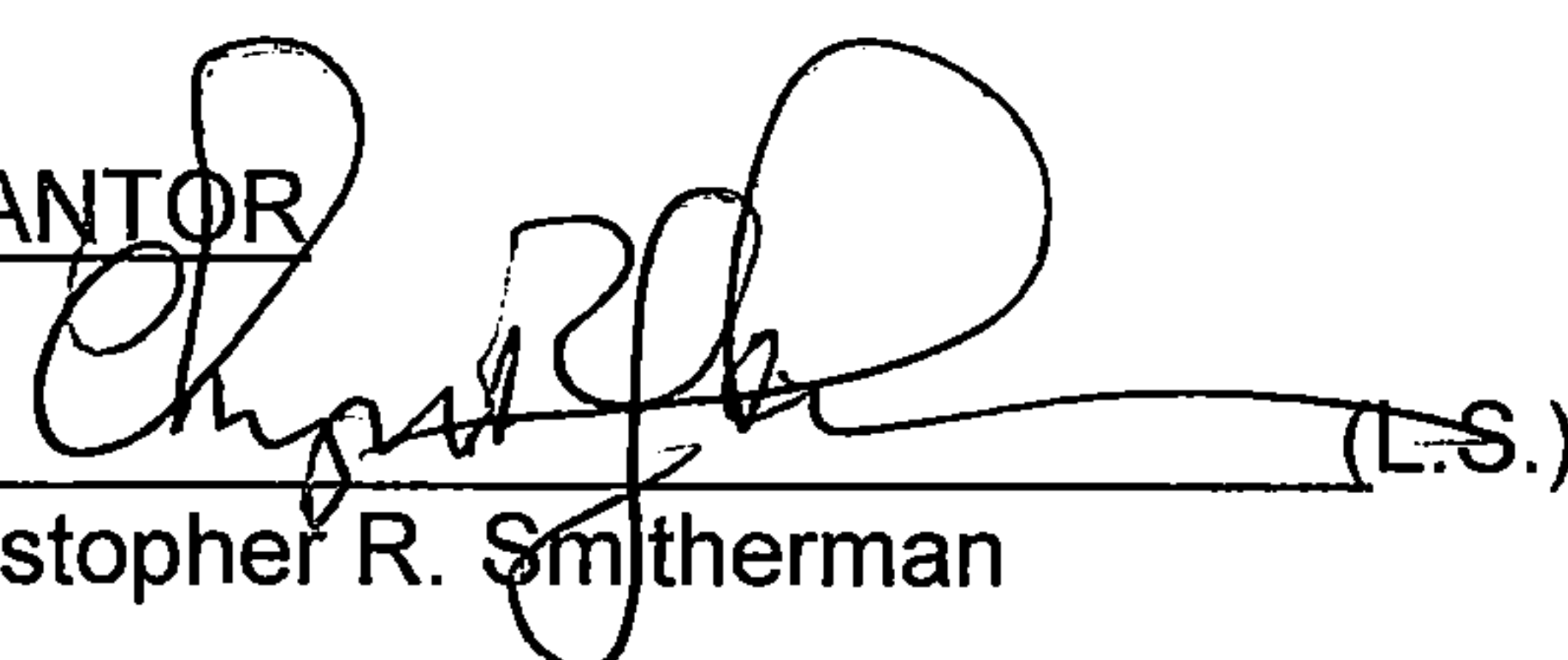
NOTE: Property is not homestead for grantors.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 26 day of February, 2021 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR


Christopher R. Smitherman (L.S.)

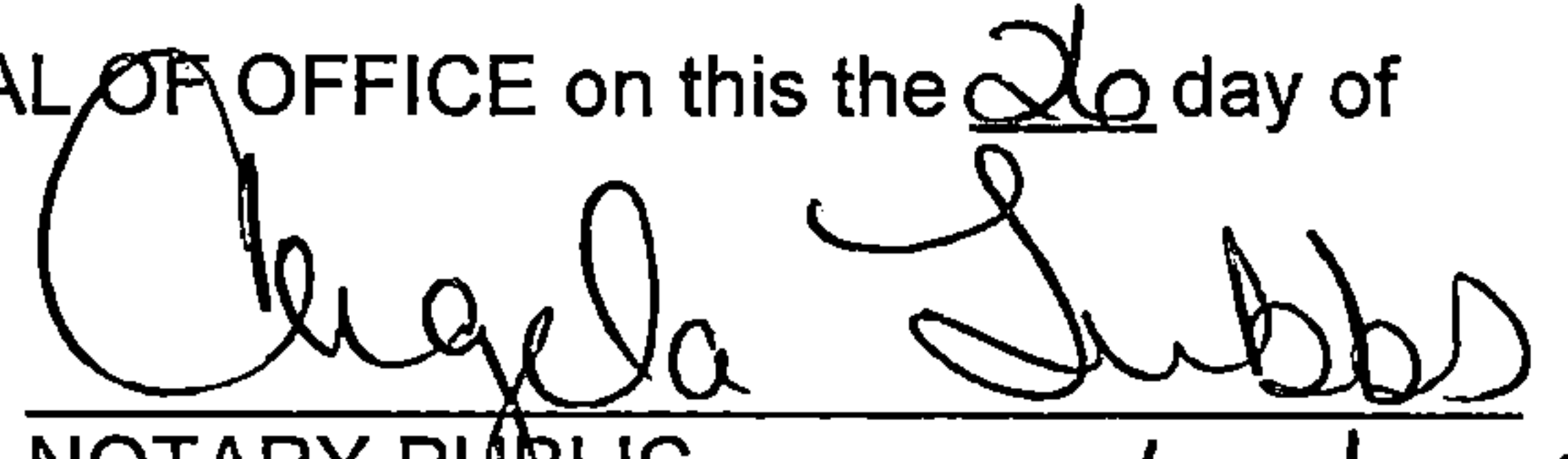
STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Christopher R. Smitherman, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26 day of February, 2021.


NOTARY PUBLIC

My Commission Expires: 8/21/24

ANGELA TUBBS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 21, 2024



20210303000105640 2/4 \$57.00
Shelby Cnty Judge of Probate, AL
03/03/2021 08:59:52 AM FILED/CERT

GRANTOR

Jeffrey S. Smitherman (L.S.)
Jeffrey S. Smitherman

STATE OF ALABAMA

SHELBY COUNTY

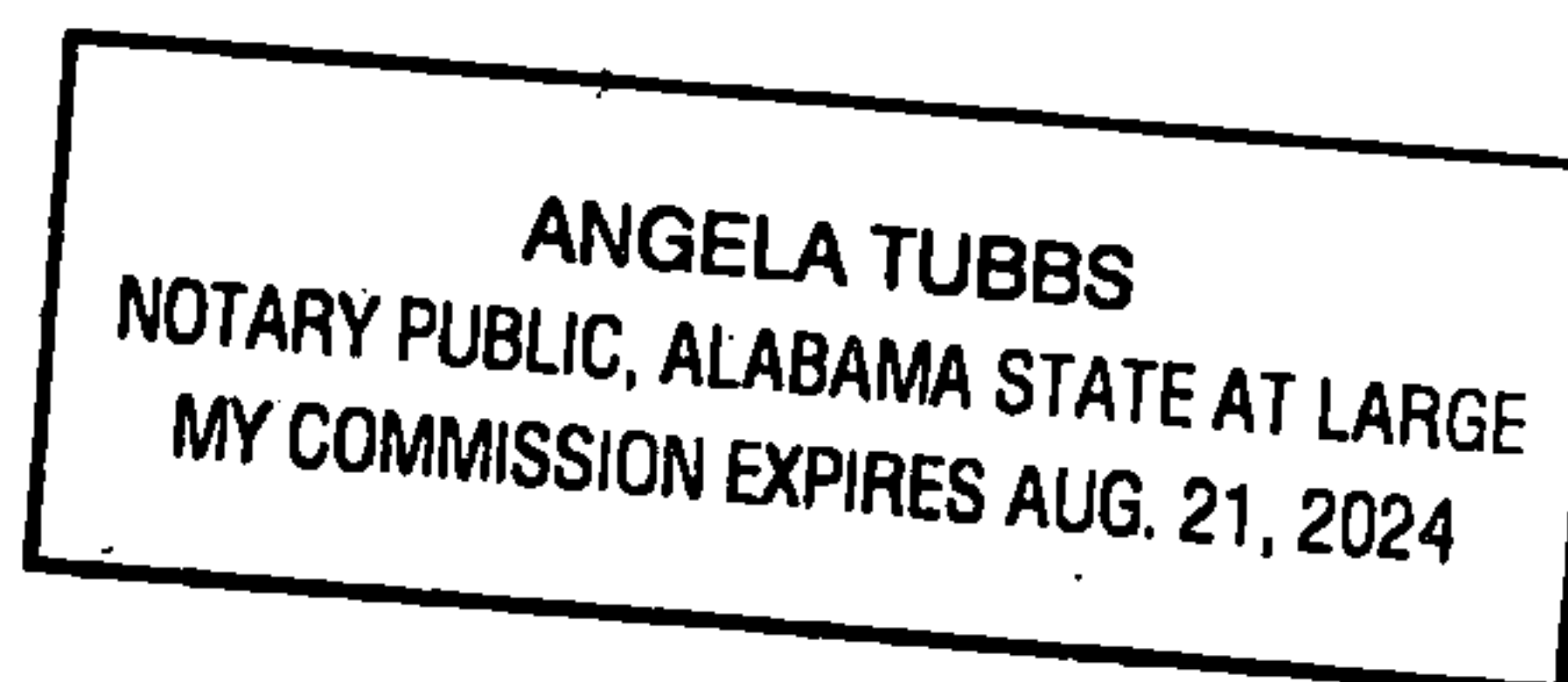
)
)
)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Jeffrey S. Smitherman, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26 day of February, 2021.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/21/24





20210303000105640 3/4 \$57.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

From the Northwest corner of Fractional Section 12, Township 24 North, Range 12 East, run South along the West boundary of said Section 12 a distance of 495.0 feet to a point; thence continue to run South along the West boundary line 648.9 feet to a point; thence turn an angle to the left of 79 degrees 27 minutes and run along a fence 251 1/2 feet to the point of beginning of the land herein described and conveyed; thence run North and parallel with the West boundary line of said Section a distance of 363 feet to a point; thence run East 15 feet; thence run North and parallel with the West boundary line of said Section 12 a distance of 100.9 feet to the South line of the Eiland land; thence run in an Easterly direction along the South line of said Eiland property a distance of 236 1/2 feet to a point; thence run South and parallel with the West line of said Section 12 a distance of 463.9 feet to a point on a fence line; thence turn an angle of 79 degrees 27 minutes to the right and run along said fence line Westerly a distance of 251 1/2 feet to the point of beginning.



20210303000105640 4/4 \$57.00
Shelby Cnty Judge of Probate, AL
03/03/2021 08:59:52 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 Chris & Jeff Smithman
Mailing Address 725 West St
Montevallo AL 35765

Grantee's Name Paul Brooks Brown, Trustee
Mailing Address GST Exempt Family Trust Fbo
2280 Salem Road
Montevallo AL 35715

Property Address Berry Lane
Montevallo AL

Date of Sale 2/26/20
Total Purchase Price \$ 25000

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 02/26/21

Unattested

(verified by)

Print

Sign

Chris Smithman
[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1