

This instrument was prepared by

Scott Thornley

Maddox, Thornley & Sanders

318 19th Street, West

Jasper, AL 35501

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, ALFRED E. SMITH, JR. AND WIFE, LAURIE SMITH (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto REBECCA SMITH WOOD (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of the NW 1/4, Section 3, Township 19 South, Range 2 West, and being more particularly described as follows: Commence at the SE corner of said 1/4-1/4 section; thence West along the South line of same a distance of 365.14 feet; thence 98 degrees 09' to the right in a Northeasterly direction a distance of 513.77 feet to the point of beginning; thence continue along the last named course a distance of 170.55 feet; thence 98 degrees 17' to the right in a Southeasterly direction a distance of 238.90 feet to the Westerly right of way line of the Old Caldwell Mill Road; thence 89 degrees 20' to the right along said right of way a distance of 161.50 feet to the P.C. of a curve to the left having a radius of 1267.27

feet; thence along the arc of said curve a distance of 4.40 feet; thence 89 degrees 56' to the right a distance of 216.27 feet. to the point of beginning. Mineral and mining rights excepted.

Subject to the following:

1. Less and except any portion of the subject property lying within a public road right-of-way.
2. Restrictive Covenants at MIS Book 2, Page 604 Book 314, Page 139.

Note: Jane B. Smith died September 11, 2003. Alfred E. Smith died December 26, 2014.

Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

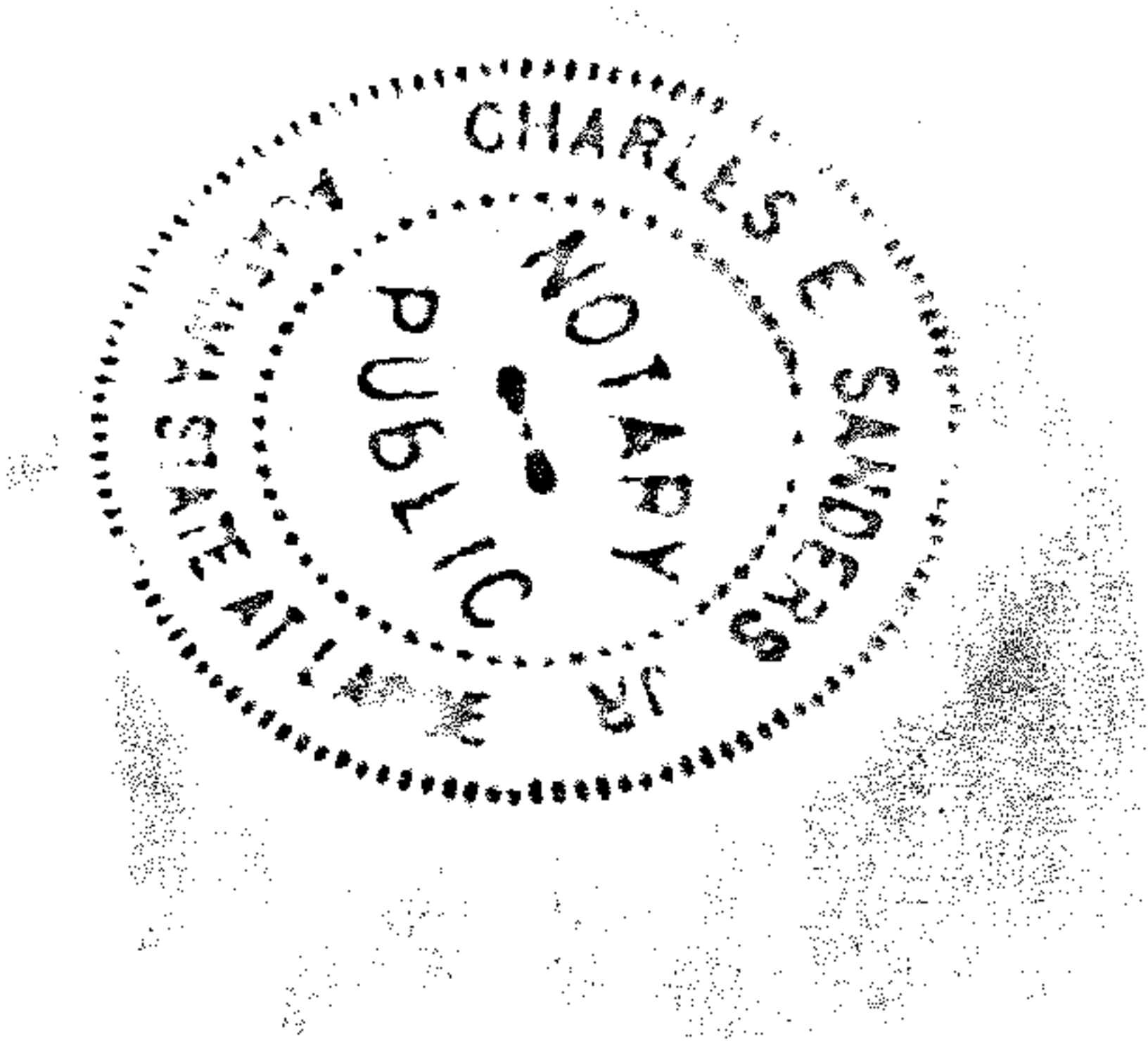
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of June, 2022.

Laurie Smith (Seal)
LAURIE SMITH

STATE OF Alabama)
COUNTY OF Walker)

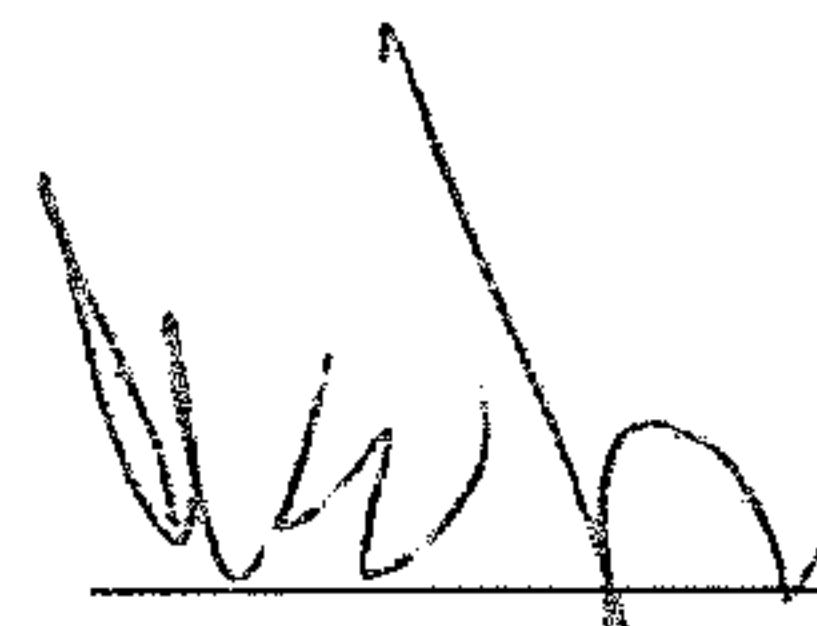
I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that LAURIE SMITH, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2022.



[Signature]
NOTARY PUBLIC
My Commission Expires: 7/30/25

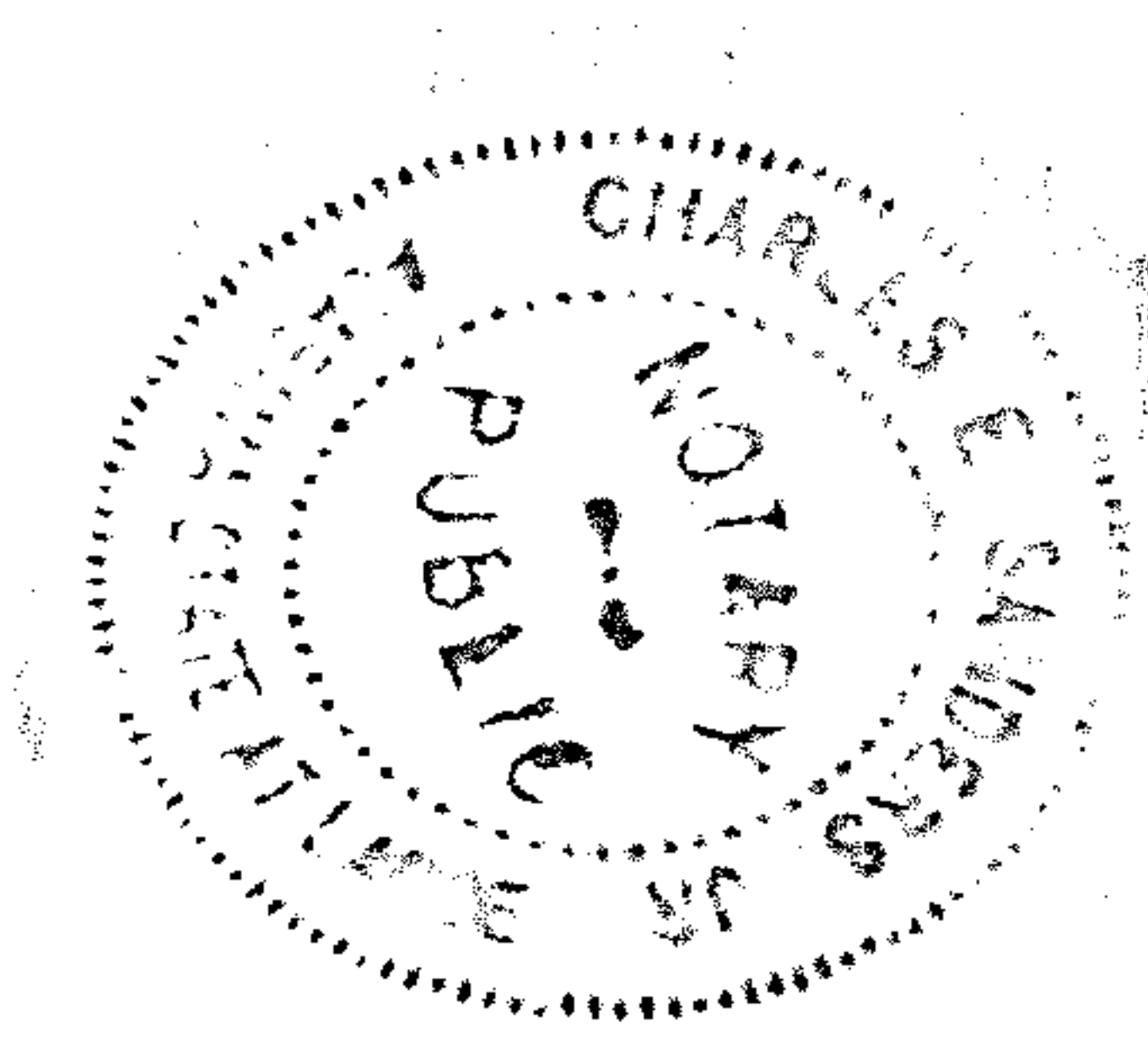
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of June, 2022.

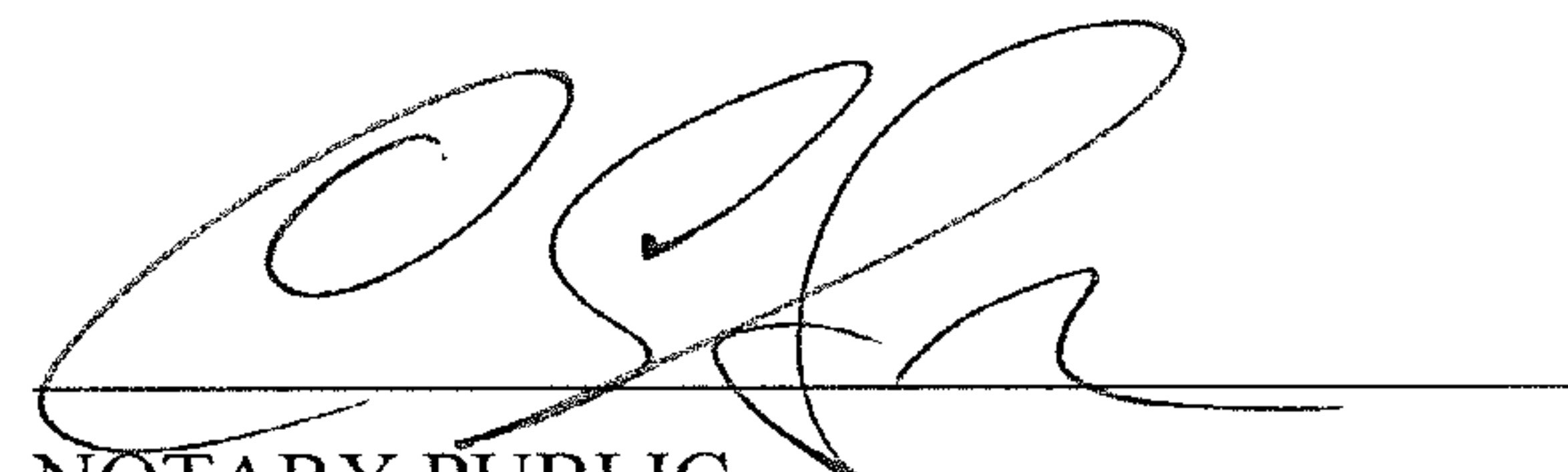

_____(Seal)
ALFRED E. SMITH, JR.

STATE OF Alabama)
COUNTY OF Walker)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that ALFRED E. SMITH, JR. , 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 this 29th day of June, 2022.





NOTARY PUBLIC
My Commission Expires: 7/30/25

REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor

Buyer/Grantee/Send Tax Notice To

Name: ALFRED E. SMITH, JR.
LAURIE SMITH

Name: REBECCA SMITH WOOD

Mailing Address: 800 CR 202 # 24
Crane Hill, AL 35053

Mailing Address: 4546 Old Caldwell Mill Rd.
Bhm AL 35242

Property Address: 4546 Old Caldwell Mill Road
(if available) Birmingham, AL 35242

Date of Sale: June 29, 2022

Total Purchase Price \$ 250,000.00

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)

- _____ Bill of Sale
- _____ Sales Contract
- Closing Statement
- _____ Appraisal

- _____ Tax Assessor's Current Market Value
- _____ Other _____

This Exhibit is attached to the foregoing instrument pursuant to Code of Alabama 1975, §40-22-1.

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: 6/29/22

Print: Ed Sanders

Circle One: (Grantor/Grantee/Owner/Agent)

Sign: [Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2022 02:44:26 PM
\$284.00 JOANN
20220629000259720

Allie S. Boyd