


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Paul B. Smith and Simon Luke Smith and
James Bradford Smith
4265 Hwy 18
Montevallo, AL 35115

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20130605000229250 1/3 \$218.00
Shelby Cnty Judge of Probate, AL
06/05/2013 11:30:45 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thousand And No/100 Dollars (\$200,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Sammie Adkins Cockrell, a married person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Paul B. Smith and Simon Luke Smith and James Bradford Smith (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**:

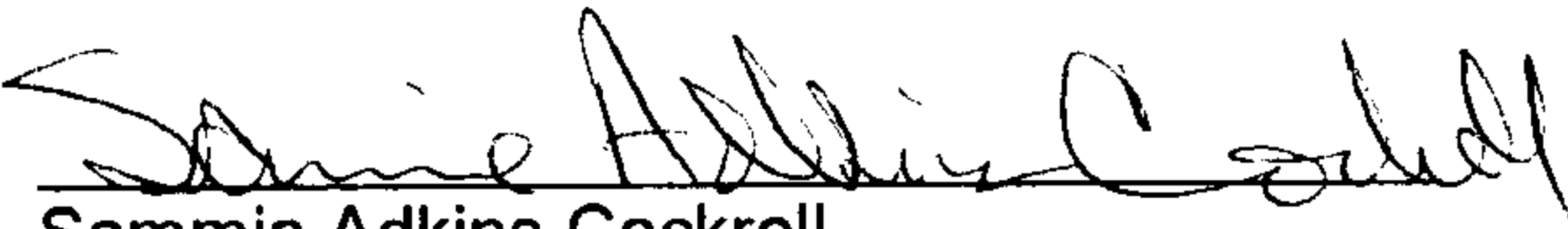
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date 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.

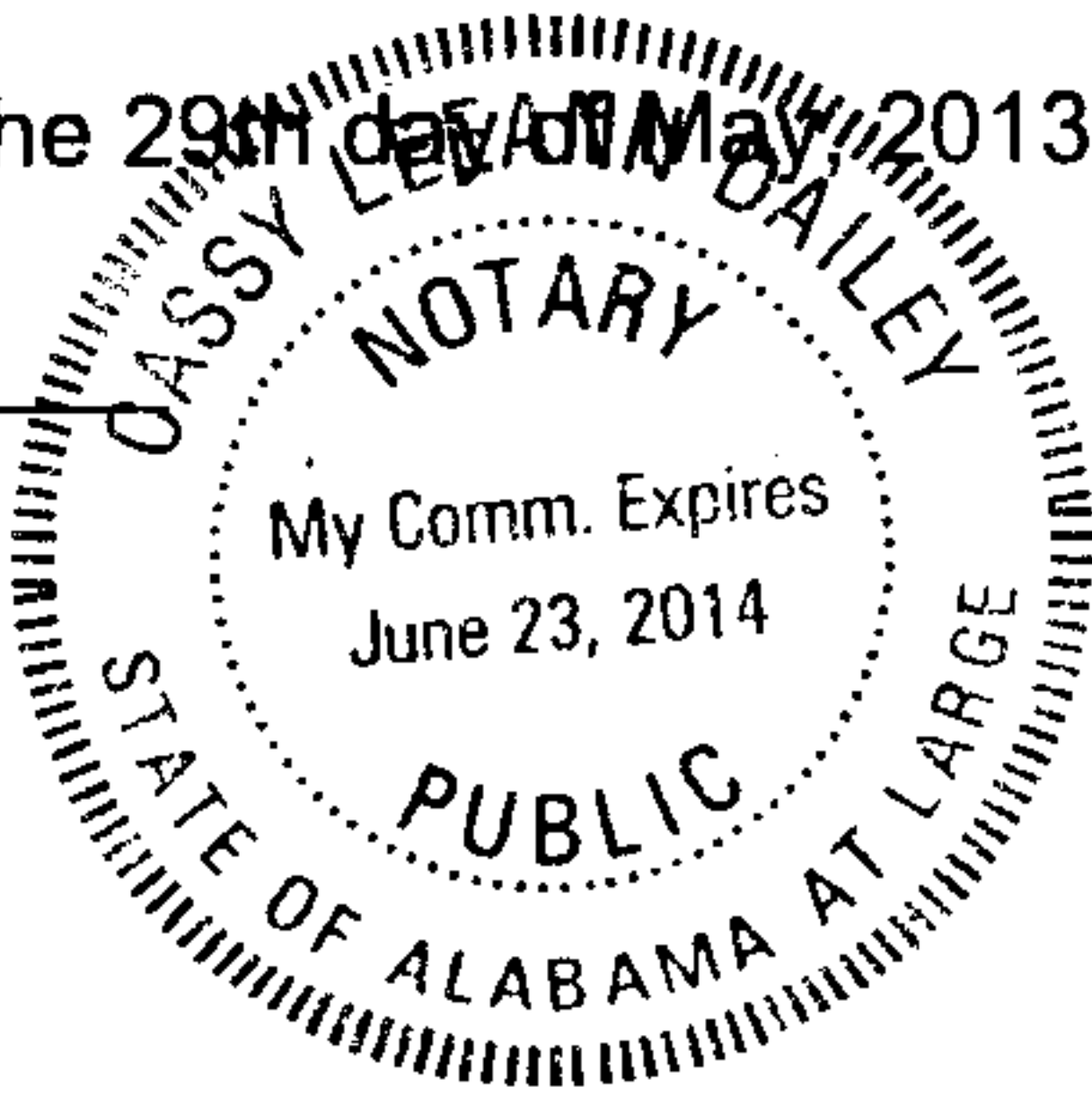
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 29, 2013.


Sammie Adkins Cockrell

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sammie Adkins Cockrell, 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 on the day same bears date.

Given under my hand and official seal on the 29th day of May, 2013.

Notary Public
Commission Expires:



Shelby County, AL 06/05/2013
State of Alabama
Deed Tax: \$200.00

EXHIBIT "A"

All that part of the W ½ of the SE ¼ and of the E ½ of SW ¼ of Section 4, Township 24 North, Range 12 East, that lies Northwest of the Railroad right of way and Southeast of Shoal Creek;

Also all that part of the W ½ of the SE ¼ and of the E ½ of the SW ¼ of said Section 4, Township 24 North, Range 12 East, that lies Northwest of the Montevallo-Centre ville paved highway right of way and southeast of the railroad right of way and southwest of the old Plantation road that runs in a Southeasterly direction from the Railroad to New Montevallo-Centre ville paved highway;

Said land is more particularly described as follows: Commence at the point where the Southern Railroad crosses the Southern boundary line of the E ½ of SW ¼ of Section 4, Township 24, Range 12 East and run thence east along the south line of said Section 728 feet to the intersection of said south line of said Section with the Western boundary line of the Centre ville-Montevallo paved highway; thence along the western boundary of said highway 1430 feet, more or less, to a point where it is intersected by an old Plantation road; thence 66 deg. 45 min. to left 120.9 feet along said road; thence left 81 deg. 41 min. along said road 225.2 feet; thence to the right 40 deg. 51 min. along said road 265.3 feet; thence to the right 14 deg. 45 min. along said road 116.1 feet; thence to right 51 deg. 23 min. along said road 250.6 feet; thence left 12 deg. 48 min. 174.4 feet to northern edge of the right of way of the Southern Railroad; thence along the north line of the right of way of said railroad to its point of intersection with the eastern boundary of the W ½ of the SE ¼ of said Section 4; thence north to the northeast corner of the W ½ of the SE ¼ of said Section 4; thence west along the half section line of Section 4 to Shoal Creek; thence along Shoal Creek to the west line of the E ½ of SW ¼ of Section 4; thence south along the western boundary line of said E ½ of SW ¼ of Section 4 to the Southern boundary of said Section 4; thence east along the south line of said Section 4 to the point of beginning.

There is excepted the right of way of the Southern Railway.



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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sammie Adkins Cockrell
Mailing Address 2423 Nuntington Glen Dr
Birmingham, AL 35226

Grantee's Name Paul B. Smith and Simon Luke Smith
and James Bradford Smith
Mailing Address 4265 Hwy 18
Montevallo, AL 35115

Property Address 76 Acres in Montevallo
Montevallo, AL 35115

Date of Sale May 29, 2013
Total Purchase Price \$200,000.00
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
☐ 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 - Sammie Adkins Cockrell, , .

Grantee's name and mailing address - Paul B. Smith and Simon Luke Smith and James Bradford Smith, , .

Property address - 76 Acres in Montevallo, Montevallo, AL 35115

Date of Sale - May 29, 2013.

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 with 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: May 29, 2013

Sign Amy Kathleen Bailey
Agent

