

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Wiley R. Smith
2580 Hebb Road
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIFTY SIX THOUSAND DOLLARS and NO/00 (\$256,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Jerry L. Smith, a married man and Wiley R. Smith*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Wiley R. Smith*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:


- 1. Ad valorem taxes due and payable October 1, 2015.
- 2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

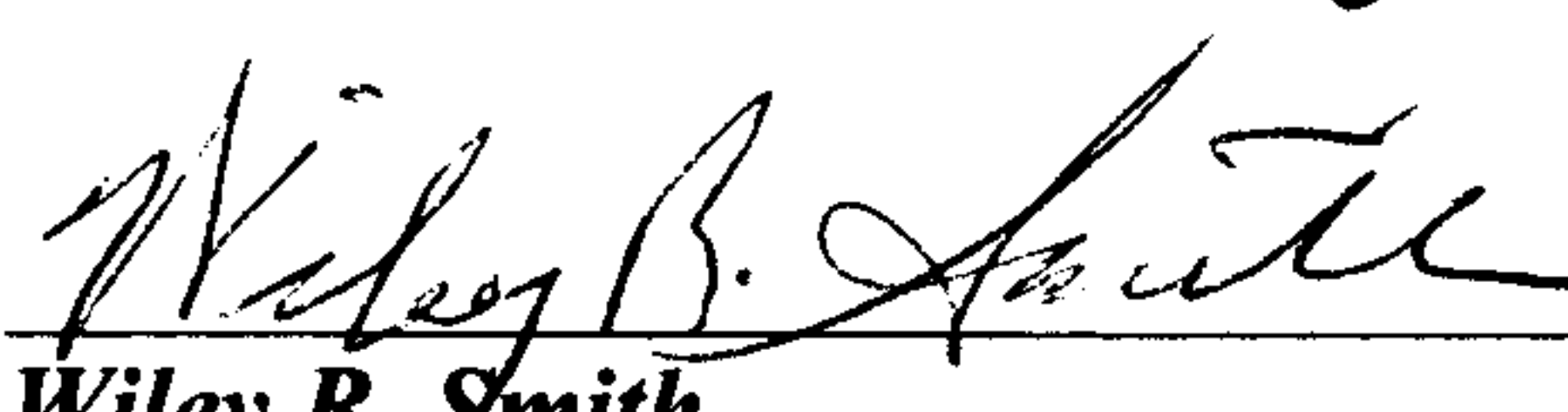
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of August, 2015.



Jerry L. Smith

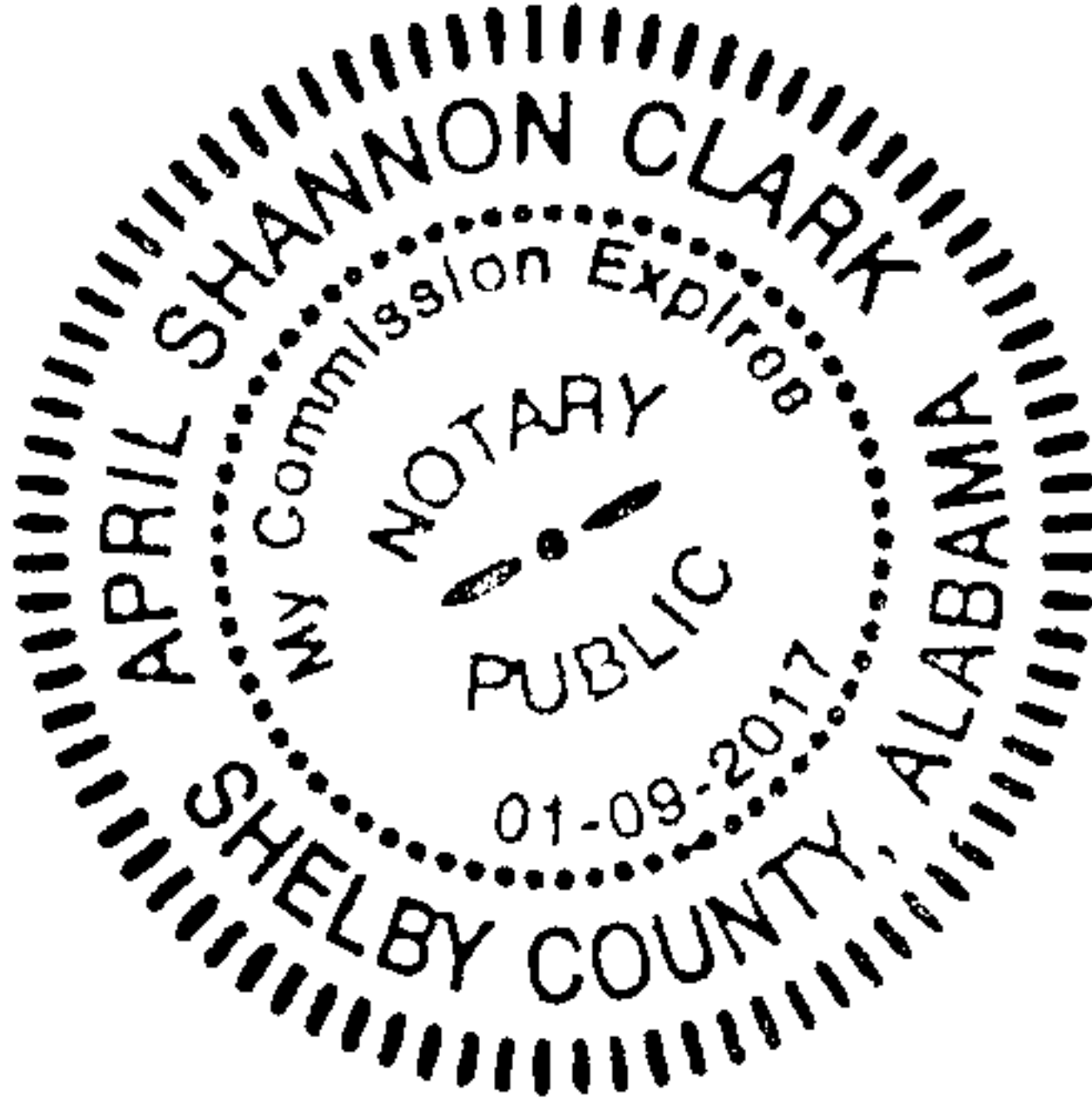


Wiley R. Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Jerry L. Smith and Wiley R. Smith***, whose names are 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 20th day of August, 2015.





Notary Public
My Commission Expires: 1-9-2017


20150821000291620 1/3 \$276.00
Shelby Cnty Judge of Probate, AL
08/21/2015 02:17:33 PM FILED/CERT

Shelby County, AL 08/21/2015
State of Alabama
Deed Tax: \$256.00

EXHIBIT A – LEGAL DESCRIPTION

Parcel B

A parcel of land in Government Lots I and K of Fractional Section 7, Township 21 South, Range 2 East, Being a part of the land belonging to Jerry and Wiley Smith, more particularly described as follows:

Commencing at a ½” rebar set, with a cap stamped “S. Wheeler 16165,” at the northwest corner of Government Lot I of said Section 7; Thence S 00°25’41” E, along the west line of Government Lot I, a distance of 664.57 feet, to a 1” pipe, with cap, found at the point of beginning; Thence S 00°25’41” E, along the west line of Government Lots I, a distance of 387.04 feet to a ½” rebar set, with a cap stamped “S. Wheeler 16165”; Thence S 84°03’57” E, a distance of 1433.18 feet to the Northwest corner of the William Hutto Lot, as described in Instrument No. 2009-4342; Thence N 72°21’03” E, a distance of 225.00 feet to an iron, found; Thence N 17°38’57” W, a distance of 50.00 feet to a ½” rebar set, with a cap stamped “S. Wheeler 16165”; Thence N 72°21’03” E a distance of 50.00 feet to a ½” rebar set, with a cap stamped “S. Wheeler 16165”; Thence N 14°35’50” E, a distance of 224.16 feet to a ½” rebar set, with a cap stamped “S. Wheeler 16165”; Thence N 80°31’50” E, a distance of 349.02 feet to a ½” rebar set, with a cap stamped “S. Wheeler 16165”; Thence N 86°31’15” E, a distance of 101.07 feet to a 1” threaded rod found on the 397’ contour of Lay Lake; Thence along said contour the following courses and distances; N 24°34’20” W, a distance of 43.75 feet to a point, N 25°44’34” E, a distance of 31.35 feet to a point, N 01°54’51” W, a distance of 298.86 feet to a point; Thence S 83°05’52” W, a distance of 2183.24 feet to the POINT OF BEGINNING.


Easement also conveyed herein described as follows:

Begin at the NE corner of Lot 9 of Smith’s Camp, as recorded in Map Book 4, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 03°41’18” W, a distance of 51.52’; thence S 72°21’03” W, a distance of 599.23’; thence S 17°38’57” E, a distance of 50.00’; thence N 72°21’03” E, a distance of 586.80’ to the POINT OF BEGINNING.

Parcel C

A parcel of land in Government Lots I, K, L and M of Fractional Section 7, Township 21 South, Range 2 East, being a part of the land belonging to Jerry and Wiley Smith, said parcel of land being more particularly described as follows:

Beginning at a ½” rebar, found with a cap stamped “Simmons”, at the Southwest corner of Government Lot I of said Section 7; Thence N 00°25’41” W, along the west line of Government Lot I, a distance of 270.80 feet, to a ½” rebar set, with a cap stamped “S. Wheeler 16165” at the POINT OF BEGINNING; Thence S 84°03’57” E, a distance of 1433.18 feet to the Northwest corner of the William Hutto Lot, as described in Instrument # 2009-4342; Thence S 17°38’57” E, a distance of 426.51 feet to a ½” rebar set, with a cap stamped “S. Wheeler 16165” on the west right of way of a paved road; Thence S 15°29’12” W, along said right of way, a distance of 69.64 feet, to a point; Thence along a curve, to the left, in said right of way, having a radius of 256.00 feet and a chord bearing of S 04°59’23” E, an arc length of 182.98 feet to a point; Thence S 25°27’58” E, along said right of way, a distance of 31.35 feet to a ½” rebar set, with a cap stamped “S. Wheeler 16165”; Thence S 89°34’19” W, a distance of 1559.04 feet to a ½” rebar set, with a cap stamped “S. Wheeler 16165” on the west line of Government Lot M; Thence N 00°25’41” W, along the west line of Government Lot M, a distance of 569.31 feet to the POINT OF BEGINNING.


20150821000291620 2/3 \$276.00
Shelby Cnty Judge of Probate, AL
08/21/2015 02:17:33 PM 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 Jerry L. Smith and
Wiley R. Smith
Mailing Address 2580 Hebb Road
Wilsonville, AL 35186
Property Address Vacant Property

Grantee's Name Wiley R. Smith
Mailing Address 2580 Hebb Road
Wilsonville, AL 35186
Date of Sale 8-20-15
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value \$ 256,000.00

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 tax value

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 of 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 8-20-15

Print Wiley R. Smith

Unattested

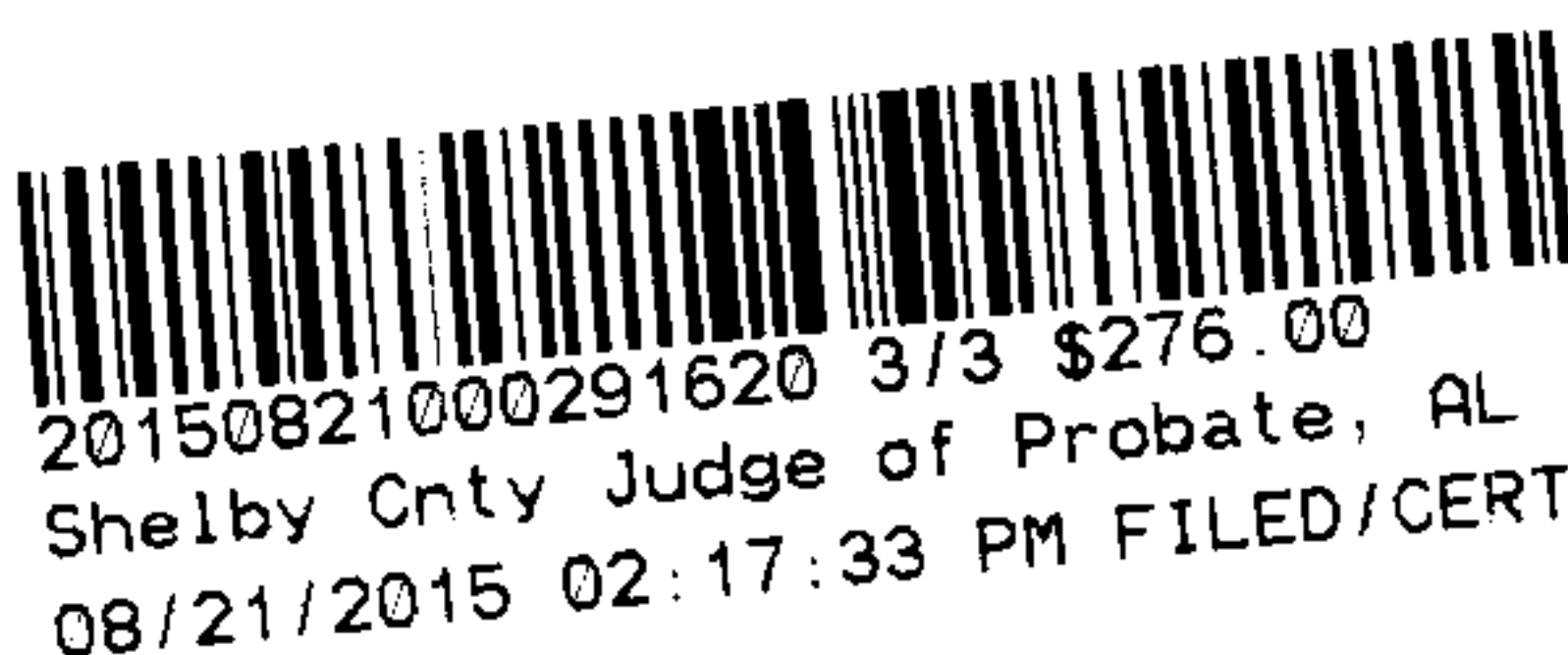
AL

(verified by)

Sign

Wiley R. Smith

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1