

Send Tax Notice To:  
Freshwater Land Trust  
2308 First Avenue North  
Birmingham, Alabama 35203

This instrument prepared by  
and upon recording return to  
Angie Godwin McEwen  
Butler Snow LLP  
One Federal Place  
1819 Fifth Avenue North, Suite 1000  
Birmingham, Alabama 35203  
(205) 297-2200

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY         )

**GENERAL WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that, **S. W. SMYER, JR.**, a married man, **HARALD L. SMYER**, a married man, and **INGRID FRANCES SMYER** (formerly known as Ingrid Frances Smyer Dubrow), an unmarried woman (collectively, the "Grantors"), for a good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell, and convey unto **FRESHWATER LAND TRUST**, an Alabama nonprofit corporation (the "Grantee"), that certain real property and the improvements thereon situated in the County of Shelby, State of Alabama, more particularly described in Exhibit "A" attached hereto (the "Property"), subject to the following:

1. Taxes for the year 2016 and subsequent years, not yet due and payable; and
2. Easement reserved in deeds recorded in Deed Volume 296, Page 854 and Deed Volume 319, Page 315, in the Probate Office of Shelby County, Alabama;

(the "Encumbrances").


**TO HAVE AND TO HOLD** the Property unto Grantee and its successors and assigns, forever.

Grantors do for themselves and their successors and assigns covenant with Grantee, and its successors and assigns, that Grantors are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantors will, and their successors and assigns shall, warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons.

The Property does not constitute part of the homestead of Grantors.

**[SIGNATURES ON FOLLOWING PAGES]**

Shelby County, AL 10/15/2015  
State of Alabama  
Deed Tax: \$.50

  
20151015000360690 1/6 \$29.50  
Shelby Cnty Judge of Probate, AL  
10/15/2015 10:14:51 AM FILED/CERT

IN WITNESS WHEREOF, Grantors have caused this General Warranty Deed to be effective as of this 15<sup>TH</sup> day of OCTOBER, 2015.

GRANTORS:

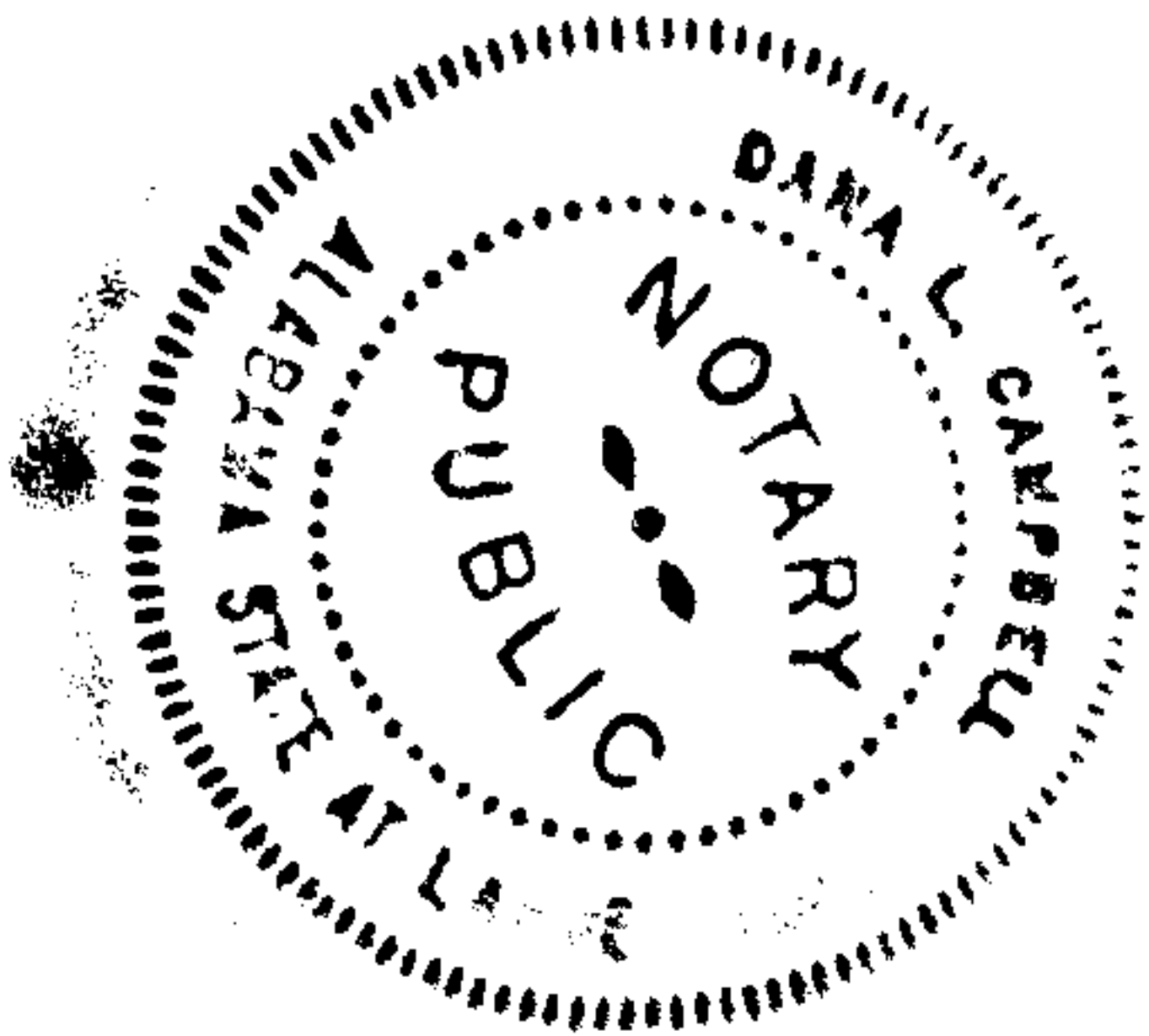
  
S. W. SMYER, JR.

STATE OF ALABAMA           )  
  )  
COUNTY OF JEFFERSON    )

I, the undersigned, a notary public in and for said county in said state, hereby certify that S. W. Smyer, Jr., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 5<sup>th</sup> day of October, 2015.


Dana L. Campbell  
Notary Public  
My Commission Expires: May 10, 2017



[SIGNATURES CONTINUE ON FOLLOWING PAGES]



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HARALD L. SMYER

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Alameda )

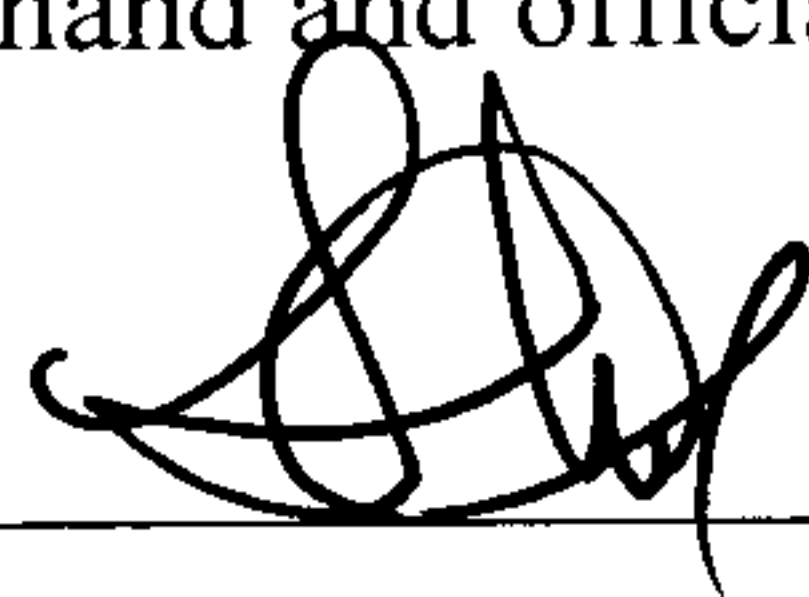
On 10/06/2015, before me, Steve Bauer, Notary,  
(insert name and title of the officer)

personally appeared **Harald L. Smyer**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

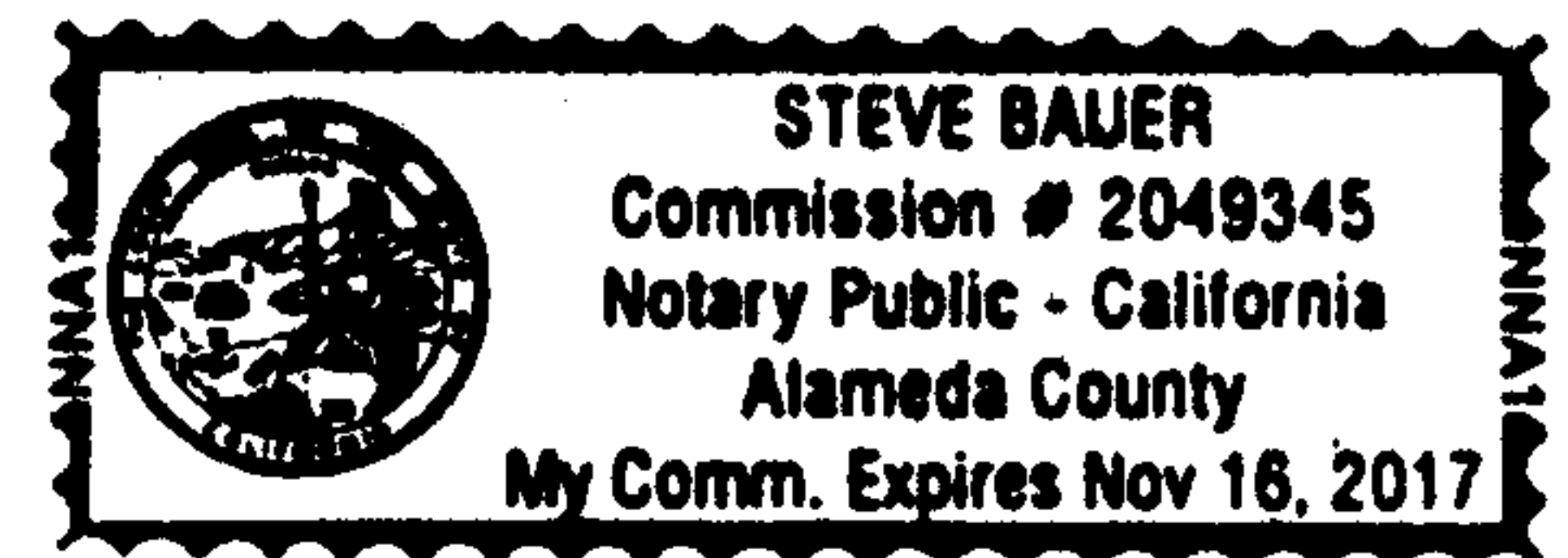
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature



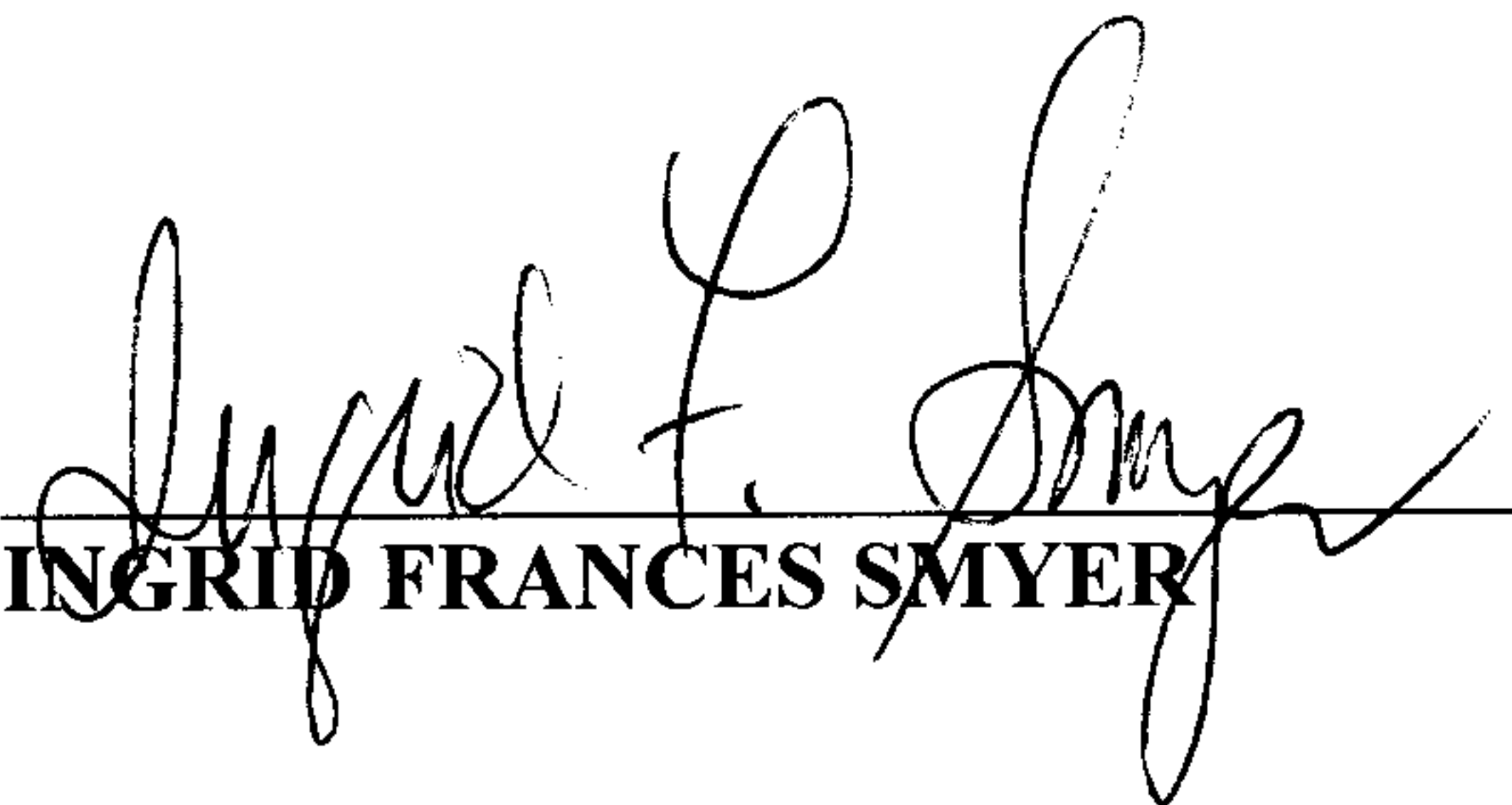
(SEAL)



**[SIGNATURES CONTINUE ON FOLLOWING PAGE]**

  
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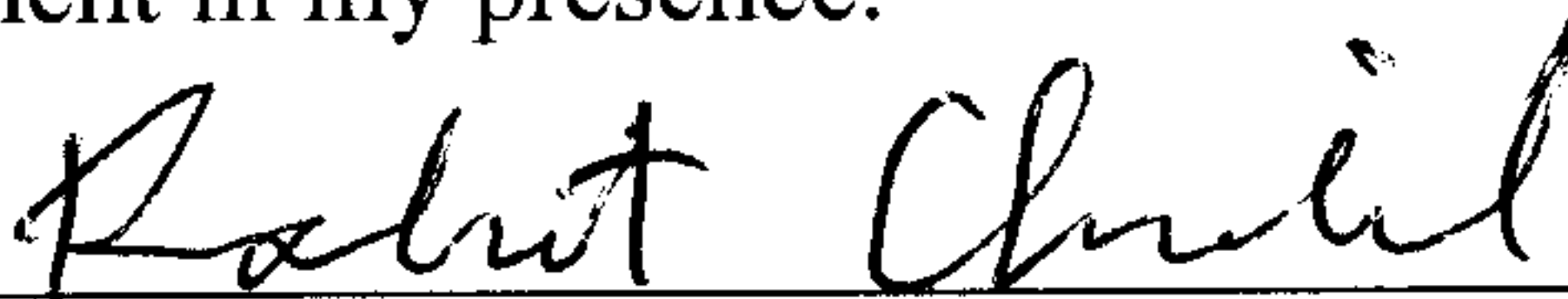


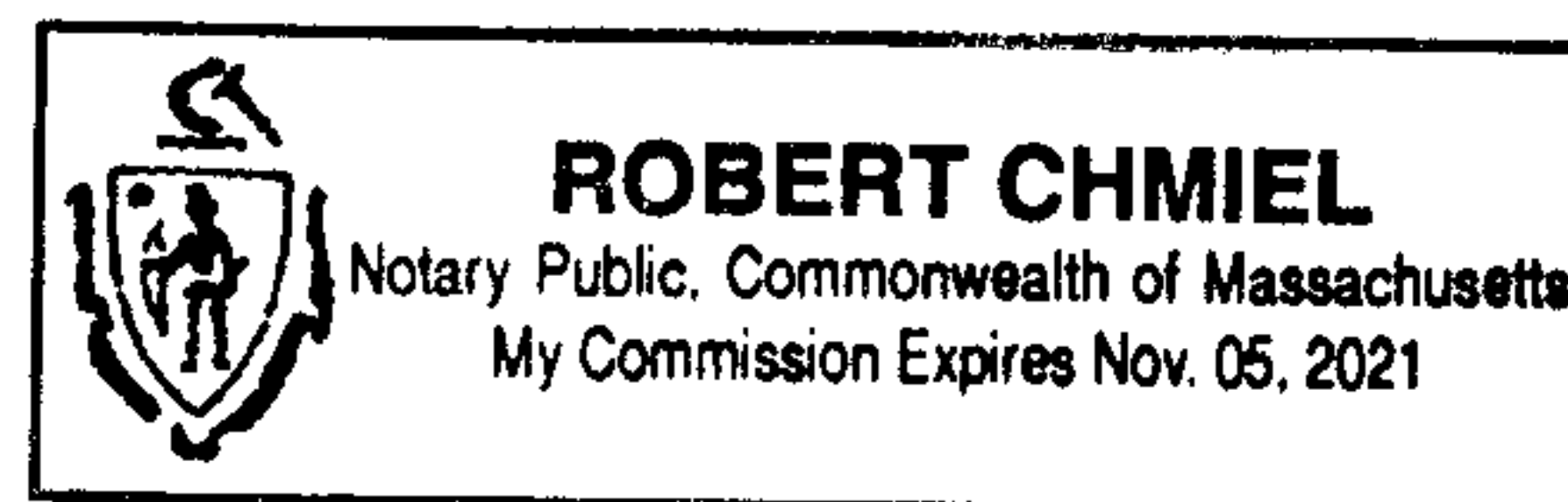
  
INGRID FRANCES SMYER


STATE OF MASSACHUSETTS )

COUNTY OF Suffolk )

On this 7 day of October, 2015, before me, the undersigned notary public, personally appeared **Ingrid Frances Smyer**, proved to me through satisfactory evidence of identification, which were Driver License, to be the person whose name is signed on the preceding or attached document in my presence.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11/05/2021




  
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## **EXHIBIT "A"**

### **Legal Description**

A parcel of land located in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 19, Township 18 South, Range 1 East, Shelby County, Alabama, being bounded on the Southwest by the Northeasterly line of Lot 65, Stonegate Realty -Phase Three as recorded in Map Book 33, Page 122 in the office of the Judge of Probate of Shelby County, Alabama, on the West by the Easterly right-of-way of Stonegate Drive as recorded in said Map Book 33, Page 122, on the Northeast by a line 60 feet North of and parallel to the Easterly line of said Lot 65, and on the Southeast by the 1000 foot contour line on Double Oak Mountain, said parcel being more particularly described as follows:

Begin at the intersection of the Northerly line of said Lot 65 and the Easterly right of way of Stonegate Drive as recorded in said Map Book 33, Page 122; thence in an Easterly direction along the Northerly line of said Lot 65 for a distance of 144.82 feet to a point; thence in a Southeasterly direction along the Northeasterly line of said Lot 65 for a distance of 377 feet, more or less, to a point on the 1000 foot contour of Double Oak Mountain; thence in a Northeasterly direction along the said 1000' contour line a distance of 60 feet, more or less, to a point on the said 1000' contour; thence leaving the said 1000' contour line in a Northwesterly direction, along a line 60 feet North of and parallel to the Northeasterly line of said Lot 65 a distance of 403 feet more or less, to a point; thence in a Westerly direction along a line 60 feet North of and parallel to the Northerly line of said Lot 65 for a distance of 167.23 feet to the Easterly right-of-way of Stonegate Drive; thence in a Southerly and Southwesterly direction along the arc of a curve with a radius of 60 feet for a distance of 63 feet more or less to the Point of Beginning.

  
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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: S. W. Smyer, Jr., Harald L. Smyer, Ingrid Frances Smyer Mailing Address: 2780 Smyer Circle Vestavia Hills, AL 35216	Grantee's Name: Freshwater Land Trust Mailing Address: 2308 First Avenue North Birmingham, AL 35203
Property Address: N/A; located near Stonegate Drive in Shelby County, Alabama	Date of Sale: October <u>15</u> , 2015
	Total Purchase Price: \$500.00 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: \_\_\_\_\_, 2015

Print: FRESHWATER LAND TRUST  
WENDY JACKSON

Unattested \_\_\_\_\_

Angela Schum McEwen  
(verified by)

Sign: \_\_\_\_\_

Wendy Jackson  
(Grantor/Grantee/Owner/Agent) (circle one)



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