

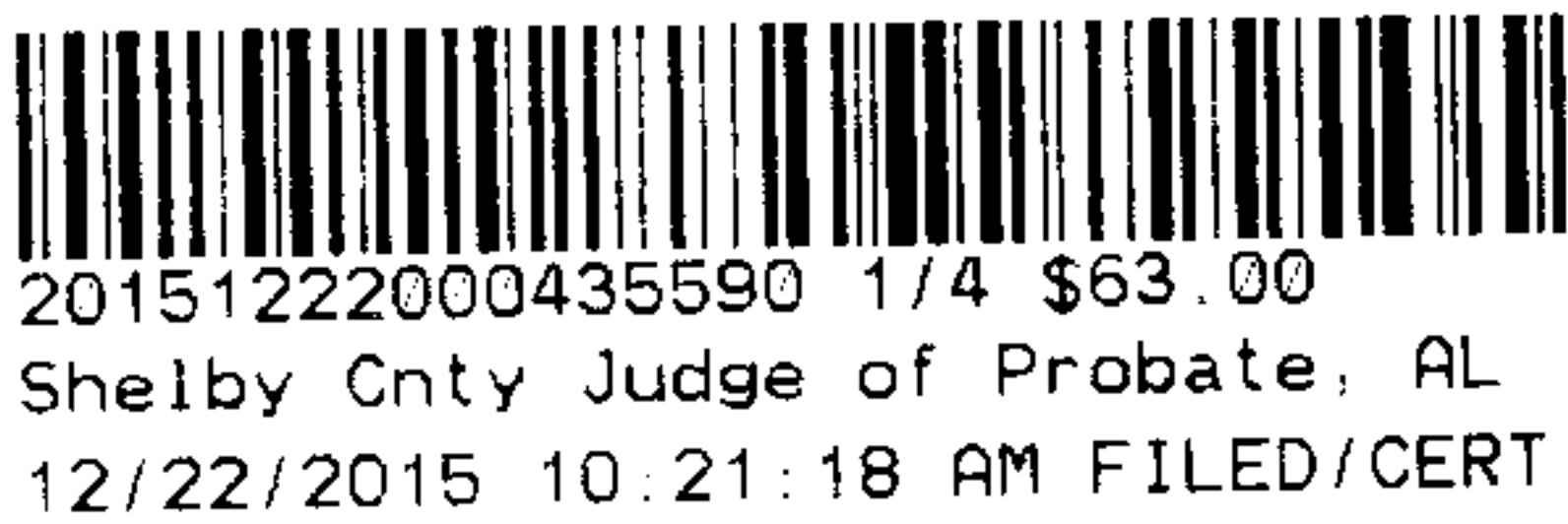
This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
21375 Highway 55
Sterrett, Alabama 35147

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100 DOLLARS (\$40,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Danna Jean Rockett, a married woman (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Walter J. Smelley, Jr. and wife, Nancy N. Smelley, (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

A Parcel of land to be known as Lot 1A of a Resubdivision of Lot 1 of Rockett Family Subdivision, which has been approved by Shelby County Planning and Zoning and is in the process of being recorded in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NW Corner of the NW 1/4 of the SE 1/4 of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama, said point being the NW Corner of above said Lot 1A and the POINT OF BEGINNING; thence S00°05'59"W, a distance of 133.07'; thence S61°38'59"E, a distance of 946.98'; thence N31°55'04"E, a distance of 390.56'; thence N61°18'52"W, a distance of 249.85'; thence N60°45'49"W, a distance of 85.83'; thence N08°04'52"W, a distance of 89.54'; thence N89°56'31"W, a distance of 733.00' to the POINT OF BEGINNING.

Said Parcel containing 7.65 acres, more or less.

ALSO AND INCLUDING a 15' Easement as shown on Resubdivision of Lot 1A of Rockett Family Subdivision and the original Rockett Family Subdivision, as recorded in Map Book 23, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

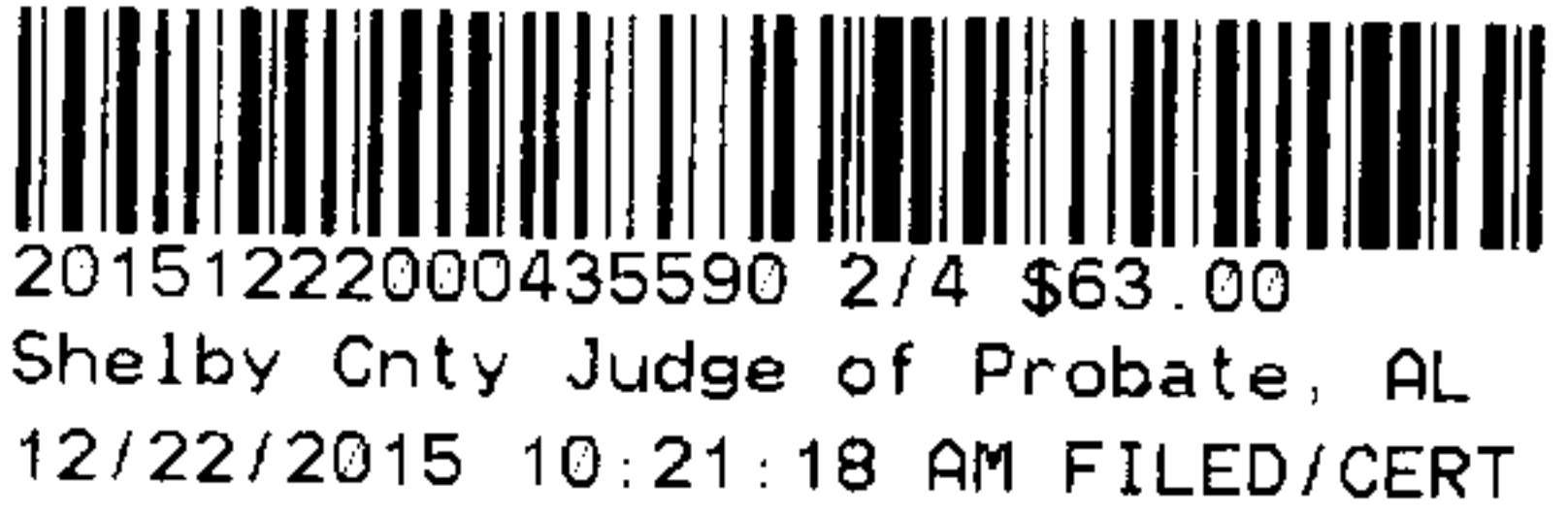
The above described property is not the homestead of GRANTOR or her spouse.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that

GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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, GRANTOR has hereunto set GRANTOR'S hand and seal,
this the 22 day of December, 2015.



Danna Jean Rockett
Danna Jean Rockett

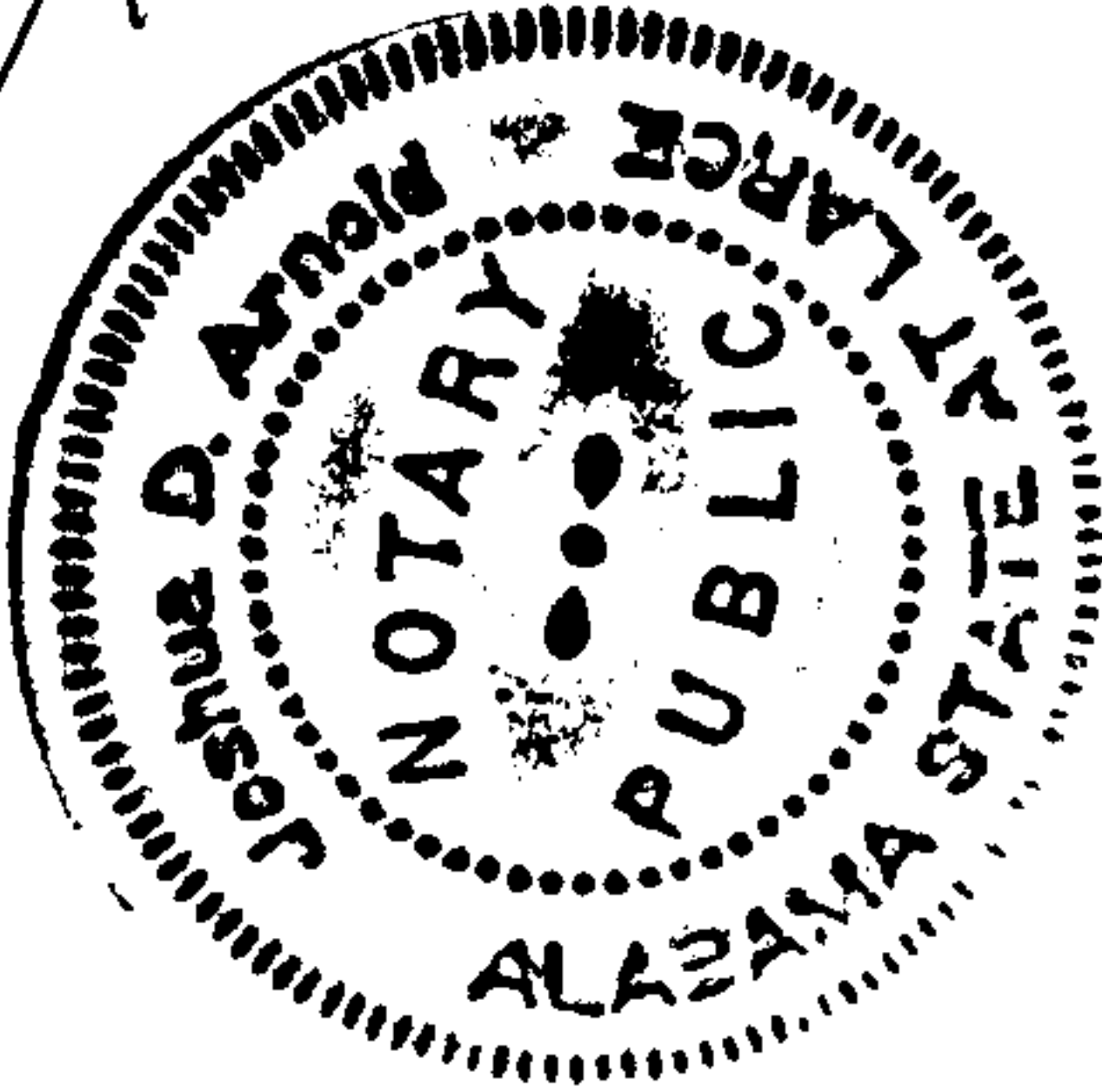
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danna Jean Rockett, 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.

2015. Given under my hand and official seal this the 22nd day of December,

Josh D. Arnold
Notary Public



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1. ALL EXISTING LOTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, STORM SEWER, CROWN CEMENT, CROWN CEMENT AND HAVE BEEN USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. SHELLEY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EXISTING STRUCTURE ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

2. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

3. NO OTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELLEY COUNTY PLANNING COMMISSION.

4. DRAINWAYS SHALL BE RESTRICTED TO THE LOCATIONS SHOWN ON THIS PLAT. DRAINWAY ACCESS POINTS REQUIRED PRIOR TO INSTALLATION OF DRAINWAYS(1). CONTACT THE SHELLEY COUNTY HIGHWAY DEPARTMENT AT 801-260-10 TO OBTAIN ACCESS POINTS.

5. THIS DRIVE PROPERTY IS LOCATED IN ZONE "Y" AND ZONE "X", AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, PANEL 6 01111C 0122 E, DATED FEBRUARY 20, 2013.

6. MAINTENANCE OF DETENTION POND AND ALL ASSOCIATED STRUCTURES AND APPURTEANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

7. ANY CONSTRUCTION OR ENHANCEMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELLEY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

8. ANY OBSTRUCTIONS, INCLUDING STRUCTURES OR TALL TREES, SHALL BE REMOVED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELLEY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

9. SHELLEY COUNTY IS NOT NOW NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EXISTINGS SHOWN ON THIS PLAT.

10. A 5' DRIVE MUST EXIST.

11. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND UTILITIES, LIES IN AN AREA WHERE A 10' DRIVE LINE SPURS MAY OCCUR. LINE SPURS MAY OCCUR AND BE SHOWN ON THE ABOVE PLAT. WHEN FOUND BUT NOT REQUIRED, UNLESS OTHERWISE NOTED ON THE PLAT, THE SHELLEY COUNTY PLANNING COMMISSION, THE SHELLEY COUNTY ENGINEER, THE SHELLEY COUNTY PLANNING COMMISSION AND THE NEIGHBORLY OWNERS HEREOF SHALL HAVE NO RESPONSIBILITY WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE FOR TRAFFIC FOR RESIDENTIAL DEVELOPMENT OR FOR ANY OTHER PURPOSES WHATSOEVER.

12. LOTS SHALL HAVE DIRECT ACCESS TO HIGHWAY 50.

20151222000435590 3/4 \$63.00
Shelby Cnty Judge of Probate, AL
12/22/2015 10:21:18 AM FILED/CERT

RECORDED IN MAP BOOK 23, PAGE 113, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

A FAMILY SUBDIVISION SITUATED IN THE N 1/2 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

10.56 TOTAL ACREAGE OF UNZONED SUBJECT PROPERTY

PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
669-1205

STATE OF ALABAMA
SHELBY COUNTY
NOVEMBER 4, 2015

By Reverly Siskel, P.L.S. 60784 Date _____
P.O. Box 204
Chattanooga, TN 37625
205-489-1705

Draw under my hand and seal this the _____ day of _____ 20____

My Communication Express

By _____ Date: _____
 Personal Jean Rodwell

I, the undersigned, a duly qualified Public Trustee for said county and State, do hereby certify that, Dorcas Jean Rockwell, whose name is upon the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, she executed same voluntarily on such date and with full authority thereof.

Given under my hand and seal this _____ day of _____ 20____

My Commission Expires

Shelby County Planning Commission

Shady County Engineer

Fire Chief

Date

SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only.)

Date _____

THE LOTS ON THE PLAY ARE SUBJECT TO APPROVAL OR REJECTION BY THE SHERIFF COUNTY NEPA BOARD. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ON-SITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR ON-SITE COMMENTS TO SPECIAL, UNDESIRABLE AND RESTRICTIVE REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE S&D NEPA IN DEPARTMENT, AND ARE MADE PART OF THIS PLAY AND IF SET OUT HEREON.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Danna Jean Robb
Mailing Address 21379 Hwy 55
Sterrett AL 35147

Grantee's Name Walter J. Smelley
Mailing Address 21375 Hwy 55
Sterrett AL 35147

Property Address 21375 Hwy 55
Sterrett AL 35147

Date of Sale 12/22/15
Total Purchase Price \$ 40,000.00

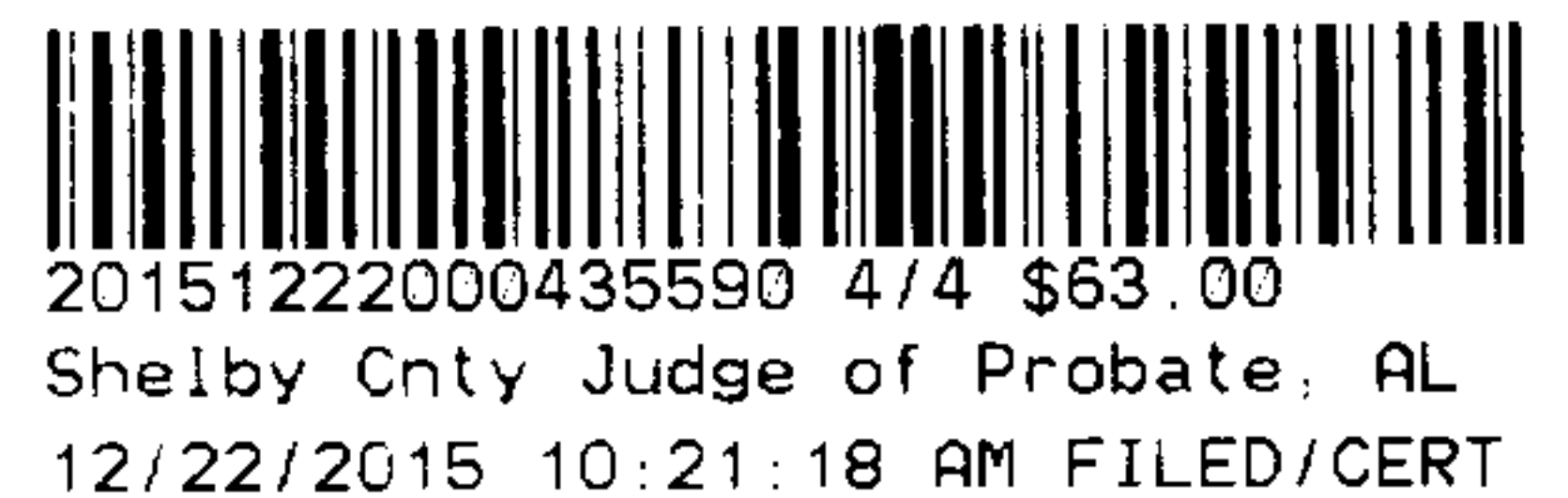
or
Actual Value \$

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 - 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 12/22/15

Print Walter J. Smelley

Sign Walter J. Smelley

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)