



\$2400.00

JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Margaret R. Glasgow

(Address) 245 Scott's Trace Bessemer, Al. 35022

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:


That in consideration of Ten Dollars (\$10.00) and Love and Affection

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James W. Glasgow and Margaret R. Glasgow
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

LYNN GLASGOW SMITH *and Buford W. Smith, JTWS*
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

TRACT 2 AND TRACT 3
AS SHOWN ON ATTACHED LEGAL DESCRIPTIONS


20160309000074250 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
03/09/2016 10:10:47 AM FILED/CERT

Shelby County, AL 03/09/2016
State of Alabama
Deed Tax: \$24.00

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 said grantee, his, her or their heirs and assigns, that ~~I am~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st
day of February, ~~19x~~ 2007

_____(SEAL) James W. Glasgow _____(SEAL)
_____(SEAL) Margaret R. Glasgow _____(SEAL)
_____(SEAL) _____(SEAL)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, _____ a Notary Public in and for said County,
in said State, hereby certify that James W. Glasgow and Margaret R. Glasgow

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February A.D. ~~19~~ 2007

Molly Metros
Notary Public

DESCRIPTION TRACT 2

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TWP 20 SOUTH RANGE 4 WEST; THENCE RUN N 01-06'55" W ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 338.74'; THENCE RUN N 46-09'28" E FOR 280.31' TO THE POINT OF BEGINNING; THENCE RUN N 46-09'28" E FOR 98.73'; THENCE RUN N 63-29'53" E FOR 219.79'; THENCE RUN S 32-32'43" E FOR 185.30' TO A POINT IN THE CENTERLINE OF A 60' EASEMENT; THENCE RUN S 62-45'55" W FOR 82.13'; THENCE RUN S 61-00'48" W FOR 171.41'; THENCE RUN S 57-49'51" W FOR 46.03' THENCE RUN N 38-04'08" W FOR 171.35' TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHTS OF WAYS AND EASEMENTS OF RECORD.


DESCRIPTION TRACT 3

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TWP 20 SOUTH RANGE 4 WEST; THENCE RUN N 01-06'55" W ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 338.74'; THENCE RUN N 46-09'28" E FOR 280.31'; THENCE RUN N 46-09'28" E FOR 98.73'; THENCE RUN N 63-29'53" E FOR 219.79'; THENCE RUN S 32-32'43" E FOR 185.30' TO A POINT IN THE CENTERLINE OF A 60' EASEMENT AND THE POINT OF BEGINNING; THENCE RUN S 62-45'55" W FOR 82.13'; THENCE RUN S 61-00'48" W FOR 171.41'; THENCE RUN S 77-19'00" E FOR 59.36'; THENCE RUN S 32-22'50" E FOR 175.00';

THENCE RUN N 57-37'10" E FOR 100.00'; THENCE RUN N 32-22'50" W FOR 175.00' TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHTS OF WAYS AND EASEMENTS OF RECORD.

DESCRIPTION 60' EASEMENT FOR INGRESS, EGRESS & UTILITIES TO SERVE TRACTS 1 THRU 6

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TWP 20 SOUTH RANGE 4 WEST; THENCE RUN N 01-06'55" W ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 338.74'; THENCE RUN N 46-09'28" E FOR 280.31'; THENCE RUN N 46-09'28" E FOR 98.73'; THENCE RUN N 63-29'53" E FOR 219.79'; THENCE RUN S 32-32'43" E FOR 185.30' TO A POINT IN THE CENTERLINE OF A 60' EASEMENT SAID POINT BEING THE POINT OF BEGINNING OF A 60 FOOT EASEMENT LYING 30 FEET ON EITHER SIDE OF FOLLOWING DESCRIBED CENTERLINE; THENCE RUN S 62-45'55" W FOR 82.13'; THENCE RUN S 61-00'48" W FOR 171.41'; THENCE RUN S 57-49'51" W FOR 49.94'; THENCE RUN S 42-12'19" W FOR 37.21'; THENCE RUN S 29-10'21" W FOR 73.79'; THENCE RUN S 5-44'23" W FOR 29.32'; THENCE RUN S 39-46'07" E FOR 75.27'; THENCE RUN S 13-53'18" E FOR 208.39' TO A POINT 30' NORTH OF THE SOUTH LINE OF SAID 1/4-1/4; THENCE RUN N 89-18'08" E 30' NORTH OF AND PARALLEL TO SAID SOUTH 1/4-1/4 FOR 343.44' TO THE END OF SAID EASEMENT.


20160309000074250 2/3 \$44.00
Shelby Cnty Judge of Probate, AL
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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 Margaret Glasgow
Mailing Address 245 Scotts Trace
Bessemer AL 35022

Grantee's Name Lynn Smith
Mailing Address 14545 South Shades
Crest
Helena 35022

Property Address US no address
assigned

Date of Sale 2/1/07
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 24,000



20160309000074250 3/3 \$44.00
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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 3/9/17

Print MARGARET R. GLASGOW

☐ Unattested

Sign Margaret R. Glasgow
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1