

This Instrument was Prepared by:

Send Tax Notice To: Kimberly A. Troughton

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

1605 MAPLE VILLAGE CT  
PELL CITY AL 35128

File No.: S-16-22836

## WARRANTY DEED



20160408000114930 1/4 \$102.00  
Shelby Cnty Judge of Probate: AL  
04/08/2016 11:36:59 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Richard B. Smith, a married man, Jake Smith, a single man, Nancy S. Coker, as Guardian for Julie Smith, a minor, a single woman, Andy Smith, a married man, and Ben Smith, a single man,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kimberly A. Troughton**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors herein or their spouses.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of April, 2016.

Richard B. Smith  
Richard B. Smith

Ben Smith  
Richard B. Smith - attorney in fact  
Ben Smith

By: Richard B. Smith  
Attorney in Fact as created by Power of Attorney  
recorded in Instrument #2016

NANCY S. COKER, AS GUARDIAN FOR JULIE  
SMITH, A MINOR

Nancy S. Coker - Guardian  
Nancy S. Coker  
Guardain

Jake Smith  
Jake Smith

Richard B. Smith - attorney in fact  
by Richard B. Smith  
Attorney in Fact as created by Power of Attorney  
recorded in Instrument #2016

Andy Smith  
Andy Smith


Richard B. Smith - attorney in fact  
by Richard B. Smith  
Attorney in Fact as created by Power of Attorney  
recorded in Instrument #2016

Shelby County, AL 04/08/2016  
State of Alabama  
Deed Tax: \$75.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Part of the Southwest Quarter of the Southwest Quarter of Section 1, part of the Southeast Quarter of the Southeast Quarter of Section 2, part of the Northeast Quarter of the Northeast Quarter of Section 11, and part of the Northwest Quarter of the Northwest Quarter of Section 12, all lying in Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at an axle found marking the northeast corner of said Section 11; thence run South 89 degrees, 12 minutes, 45 seconds, West and along the north line of said Section 11 for a distance of 665.89 feet to a  $\frac{3}{4}$  inch rebar found, said point being the Point of Beginning; thence run South 00 degrees, 47 minutes, 12 seconds, East 19.14 feet to a  $\frac{1}{2}$  inch capped rebar set on the north right-of-way of Newsome Road; thence run South 88 degrees, 57 minutes, 03 seconds, East and along said north right-of-way 329.44 feet to a  $\frac{1}{2}$  inch capped rebar set at a point of curvature, (said curve being a curve to the right and having a radius of 379.54 feet, a delta of 49 degrees, 03 minutes, 22 seconds, and an arc distance of 324.96 feet); thence run a chord bearing of South 68 degrees, 03 minutes, 02 seconds, East and along said curving north right-of-way a chord distance of 315.13 feet to a  $\frac{1}{2}$  inch capped rebar set at the point of tangency; thence run South 48 degrees, 20 minutes, 31 seconds, East and along said north right-of-way 67.27 feet to a  $\frac{5}{8}$  inch rebar found; thence run South 46 degrees, 44 minutes, 54 seconds, East and along said north right-of-way 123.59 feet to a  $\frac{1}{2}$  inch capped rebar set; thence run North 14 degrees, 34 minutes, 27 seconds, East 1,289.71 feet to a  $\frac{1}{2}$  inch capped rebar set on the south right-of-way of Southern Railway; thence run South 77 degrees, 21 minutes, 28 seconds, West and said south right-of-way 1,124.00 feet to a  $\frac{3}{4}$  inch rebar found; thence run South 00 degrees, 47 minutes, 12 seconds, East 730.14 feet to the Point of Beginning.

  
20160408000114930 2/4 \$102.00  
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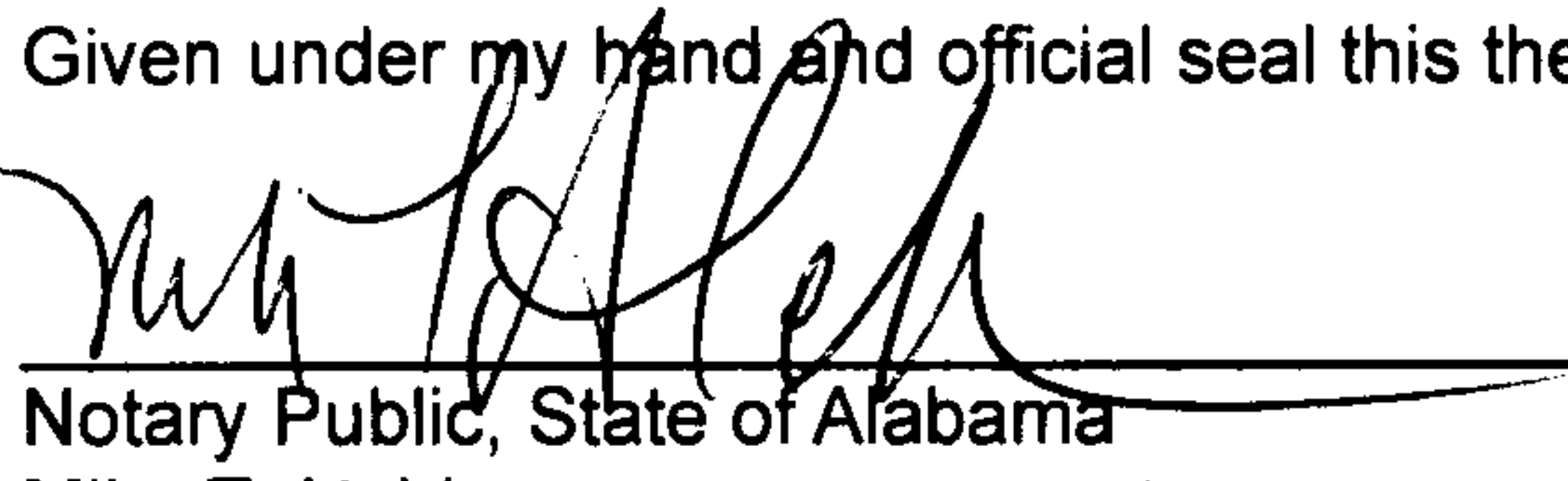


State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Richard B. Smith, Jake Smith, by Richard B. Smith as Attorney In Fact, Ben Smith, by Richard B. Smith, as Attorney in Fact, Andy Smith, by Richard B. Smith, as Attorney in Fact, Nancy Coker as Guardian for Jule Smith, A Minor, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

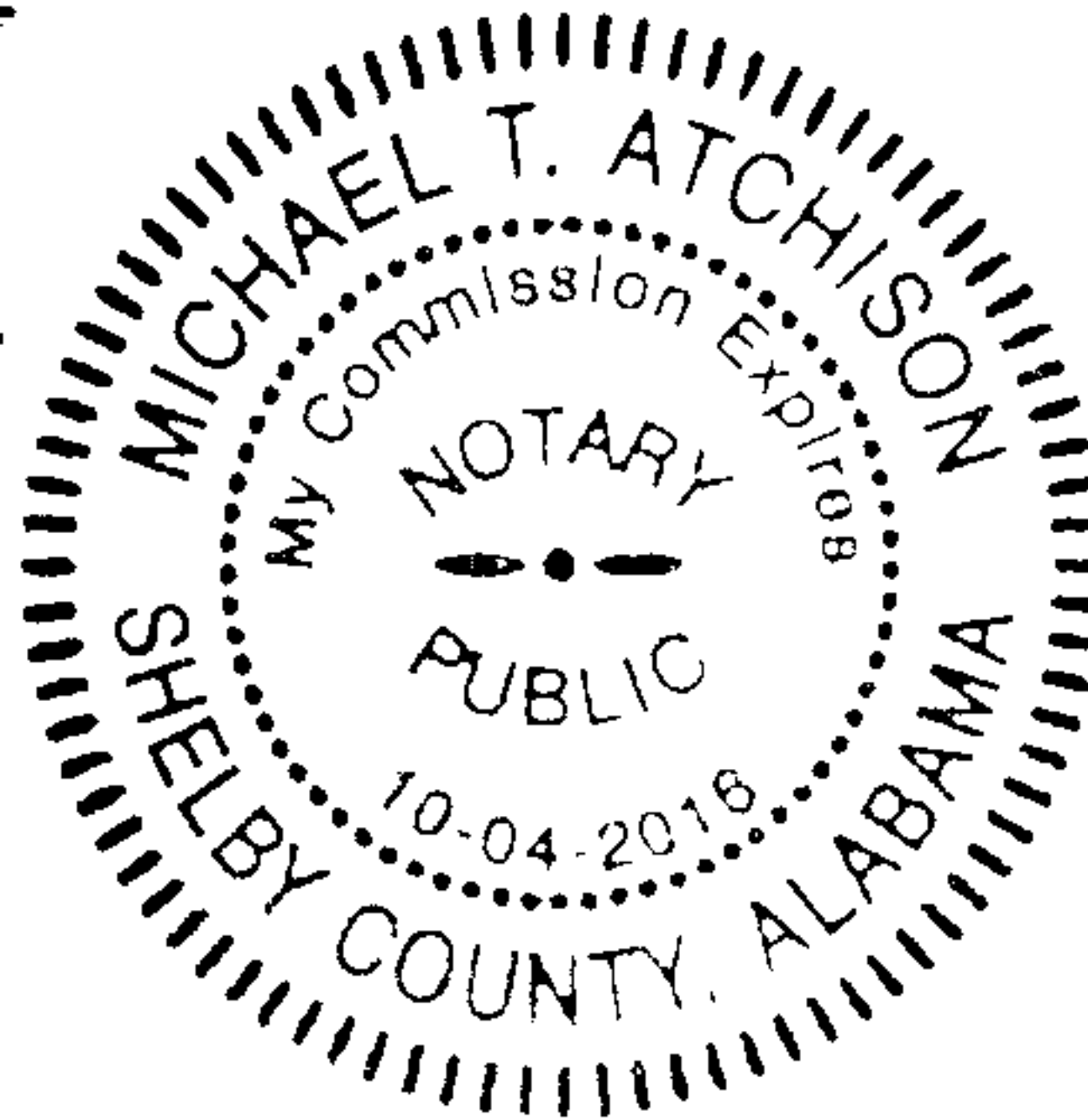
Given under my hand and official seal this the 5th day of April, 2016.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: 10-4-2016



20160408000114930 3/4 \$102.00  
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 Richard B. Smith  
Jake Smith  
Nancy S. Coker, as Guardian for  
Julie Smith, a minor  
Andy Smith  
Ben Smith

Mailing Address 108 Pine Tree Circle  
Columbiana, AL 35057  
Academy

Grantee's Name Kimberly A. Troughton

Mailing Address 11605 Maple Village Ct  
Pell City AL 35128  
, AL


Property Address 0 Newsome Rd.  
Wilsonville, AL 35186

Date of Sale April 05, 2016  
Total Purchase Price \$75,000.00  
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  
xx Sales Contract  
       Closing Statement

       Appraisal  
       Other

  
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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 April 01, 2016

Print Richard B. Smith