

Parcel I.D. #:

Send Tax Notice To: Tina Wakefield  
29441 Hwy. 31  
Calera, Alabama 35040

**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )



20160621000213900 1/4 \$209.50  
Shelby Cnty Judge of Probate, AL  
06/21/2016 09:12:21 AM FILED/CERT

Know all men by these presents, that in consideration of the sum of One Hundred Eighty-Sixty Thousand Three Hundred Ninety Dollars and 00/100 (\$ 186,390.00), the receipt of sufficiency of which are hereby acknowledged, that **Ray Smith, and Ethel L. Smith, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Genia Blankenship and Tina Wakefield**, hereinafter known as the GRANTEE;

*See attached Exhibit "A" for legal description.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20130823000346620, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey he same as aforesaid; that we will and our heirs, executors and administrators shall



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EXHIBIT "A"  
 LEGAL DESCRIPTION

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along said Section line 281.40 feet to a point; thence turn 43 degrees 43 minutes 08 seconds right and run 100.00 feet to a point; thence turn 4 degrees 0 minutes 0 seconds right and run 100.00 feet to a point; thence turn 2 degrees 25 minutes 0 seconds left and run 110.0 feet to a point; thence turn 19 degrees 0 minutes 0 seconds left and run 100.0 feet to the point of beginning of the property being described; thence turn 11 degrees 27 minutes 0 seconds left and run along water line contour a chord distance of 95.65 feet to a point; thence turn 64 degrees 40 minutes 42 seconds left and run Northeasterly 544.63 feet to a point; thence turn 90 degrees 0 minutes 0 seconds left and run 48.0 feet to a point; thence turn 85 degrees 10 minutes 10 seconds left and run Southwesterly 587.06 feet to the point of beginning.

According to the survey of Robert O. Blain, ALS #9789, dated December 11, 1993.

Together with a road being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows (includes Parcels A, B, C, and D):

PARCEL "A":

An easement being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section and run in an Easterly direction for a distance of 978.01 feet to the point of beginning; thence continue along the last stated course for a distance of 187.63 feet to a point; thence 94 degrees 42 minutes 26 seconds right in a Southerly direction for a distance of 20.03 feet to a point; thence 85 degrees 17 minutes 34 seconds to the right in a Westerly direction for a distance of 206.08 feet to a point; thence 135 degrees 00 minutes 26 seconds to the right in a Northerly direction for a distance of 28.29 feet to the point of beginning.

PARCEL "B":

An easement being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section and run in an Easterly direction for a distance of 1165.64 feet to the point of beginning; thence continue along the last stated course for a distance of 30.63 feet to a point; thence 86 degrees 56 minutes 48 seconds right in a Southerly direction for a distance of 20.43 feet to a point; thence 93 degrees 03 minutes 12 seconds to the right in a Westerly direction for a distance of 33.35 feet to a point; thence 94 degrees 42 minutes 26 seconds to the right in a Northerly direction for a distance of 20.03 feet to the point of beginning.

PARCEL "C":

An easement being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section and run in an Easterly direction for a distance of 1196.27 feet to the point of beginning; thence continue along the last stated course for a distance of 75.00 feet to a point; thence 77 degrees 07 minutes 00 seconds right in a Southerly direction for a distance of 20.52 feet to a point; thence 102 degrees 53 minutes 00 seconds to the right in a Westerly direction for a distance of 78.51 feet to a point; thence 86 degrees 56 minutes 48 seconds to the right in a Northerly direction for a distance of 20.43 feet to the point of beginning.

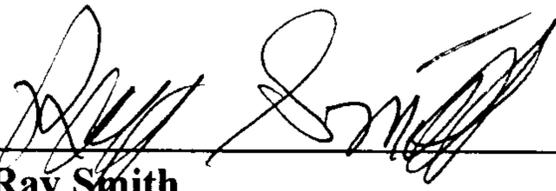
PARCEL "D":

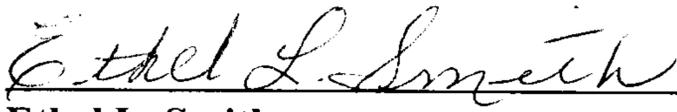
An easement being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

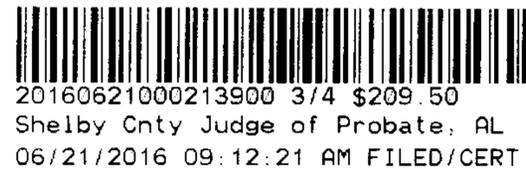
Commence at the NW corner of said Section and run in an Easterly direction for a distance of 1271.27 feet to the point of beginning; thence continue along the last stated course for a distance of 40.00 feet; thence 69 degrees 36 minutes 50 seconds right in a Southerly direction for a distance of 21.34 feet to a point; thence 110 degrees 23 minutes 10 seconds to the right in a Westerly direction for a distance of 42.99 feet to a point; thence 77 degrees 07 minutes 00 seconds to the right in a Northerly direction for a distance of 20.52 feet to the point of beginning.

warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 13 Day of June, 2016.

  
\_\_\_\_\_  
**Ray Smith**  
Grantor

  
\_\_\_\_\_  
**Ethel L. Smith**  
Grantor



STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Ray Smith* and *Ethel L. Smith, a married couple*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 13 Day of June, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Ray & Ethel Smith  
Mailing Address 89 Angles Ln.  
Shelby, AL 35143

Grantee's Name 2944 Hwy 31  
Mailing Address Cuba, AL 35040

Property Address 89 Angles Ln.  
Shelby, AL 35143

Date of Sale 6/3/16  
Total Purchase Price \$ \_\_\_\_\_



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or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 186,390.5

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 Records

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 6/13/16

Print RAY Smith

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)