

3676 Hwy 93

This document prepared by:
Elizabeth A. Roland, Attorney
The Roland Law Firm
Elizabeth A. Roland, P.C.
267 Village Parkway
Helena, AL 35080-4028

No survey examined and no title
examination made by this attorney.
Legal description furnished by
Grantors.
Source of Title: Book 293, Page 86,
recorded May 25, 1990 in the
Probate Office of Shelby County,
Alabama.

This deed is being re-recorded to correct the
legal description.

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

20170301000070060
03/01/2017 09:41:09 AM
CORDEED 1/4


KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **William L. Smith and Evelyn B. Smith**, husband and wife, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, convey unto ourselves, **William L. Smith and Evelyn B. Smith**, husband and wife, **Stephen L. Smith**, a married man, and **Amber Nicole Smith**, an unmarried woman, hereinafter referred to as GRANTEES, the following described real estate situated in Shelby County, Alabama, to-wit:

****Correct Legal attached as Exhibit A****

Commence at the NW corner of the S½ of the NW¼ of Section 18, T. 20S, R. 3W; thence run easterly along the North line of said South one half quarter section a distance of 396.00 ft. to the point of beginning of the Parcel of land herein described; thence continue running easterly along the last described course 2,251.24 ft. to the NE corner of said South one half quarter section; thence turn 89° 28' 31" right and run southerly 662.72 ft.; thence turn 90° 28' 24" right and run westerly 659.67 ft.; thence 89° 10' 28" right and run northerly 331.59 ft.; thence turn 89° 09' 22" left and run westerly 1,588.79 ft.; thence turn 89° 22' 52" right and run northerly 332.67 ft. to the point of beginning.

TO HAVE AND TO HOLD unto the said GRANTEES 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 thereby 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 is fee simple shall pass to the surviving grantees, and if none survive, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.


20160803000275650 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
08/03/2016 03:26:46 PM FILED/CERT

Shelby County, AL 08/03/2016
State of Alabama
Deed Tax: \$19.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 2nd day of August, 2016.

William L. Smith (L.S.)
William L. Smith

Evelyn B. Smith (L.S.)
Evelyn B. Smith


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **William L. Smith** and **Evelyn B. Smith**, husband and wife, whose names 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 the 2nd day of August, 2016.

Elizabeth A. Relf
Notary Public
My commission expires: 6/10/2018

Send tax notice to:
Mr. and Mrs. William L. Smith
285 Old Cahaba Trail
Helena, AL 35080


20160803000275650 2/3 \$42.00
Shelby Cnty Judge of Probate, AL
08/03/2016 03:26:46 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name William L. Smith
Mailing Address Evelyn B. Smith
285 Old Cahaba Trail
Helena, AL 35080

Grantee's Name William L. Smith, Evelyn B. Smith,
Mailing Address Stephen L. Smith, Amber Nicole
Smith, 285 Old Cahaba Trail, Helena,
AL 35080

Property Address 3676 Highway 93
Helena, AL 35080

Date of Sale _____

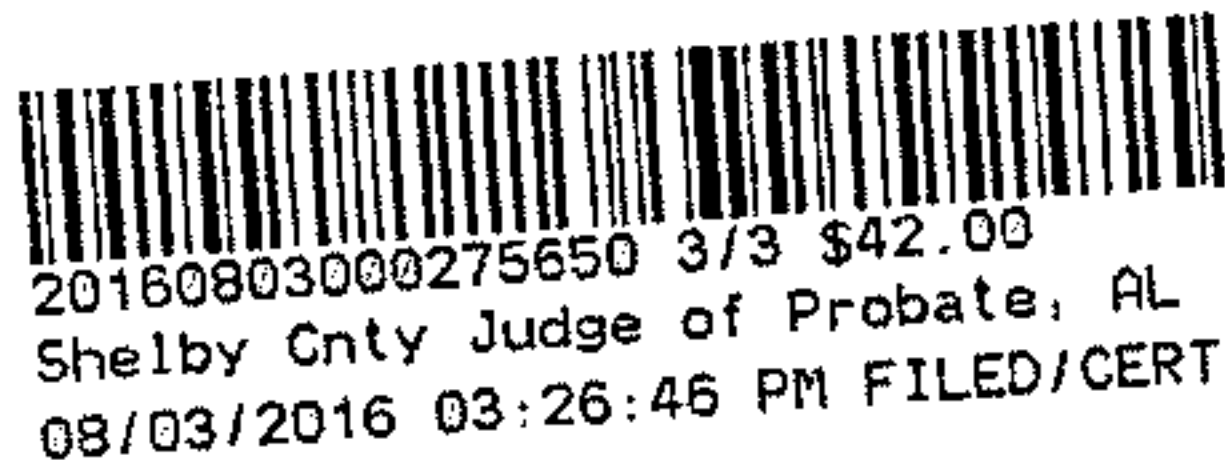
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 37,520.00 $\frac{1}{2} = 18,760$



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

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County (Alabama) Tax Assessor's Office

☐ Closing Statement

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).

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 8-2-16

Print WILLIAM L. SMITH

Unattested

Sign William L. Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

EXHIBIT "A"

20170301000070060 03/01/2017 09:41:09 AM CORDEED 4/4

Parcel I

Commence at the NW corner of the S1/2 of the N.W. 1/4 of Section 18, T.20S, R.3W; thence run easterly along the North line of said South one half quarter section a distance of 396.00 ft.; thence turn 89°20'53" right and run southerly 332.67 ft.; thence turn 89°22'52" left and run easterly 266.24 ft. to the point of beginning of the parcel of land herein described; thence continue running easterly along the last described course 1,322.55 ft.; thence turn 89°09'22" right and run southerly 331.59 ft.; thence turn 90°49'32" right and run westerly 1,323.84 ft.; thence turn 89°23'58" right and run northerly 332.00 ft. to the point of beginning.

Parcel II

Commence at the NW corner of the S1/2 of the NW1/4 of Section 18, T. 20S, R. 3W; thence turn easterly along the North line of said South one half quarter section a distance of 396.00 ft. to the point of beginning of the Parcel of land herein described; thence continue running easterly along the last described course 2,251.24 ft. to the NE corner of said South one half quarter section; thence turn 89°28'31" right and run southerly 662.72 ft.; thence turn 90°28'24" right and run westerly 659.67 ft.; thence turn 89°10'28" right and run northerly 331.59 ft.; thence turn 89°09'22" left and run westerly 1,588.79 ft.; thence turn 89°22'52" right and run northerly 332.67 ft. to the point of beginning.

Less and Except:

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST; A DISTANCE OF 10.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 63.99 FEET; THENCE NORTH 10 DEGREES 52 MINUTES 19 SECONDS WEST A DISTANCE OF 17.17 FEET; THENCE NORTH 85 DEGREES 46 MINUTES 23 SECONDS EAST A DISTANCE OF 68.87 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 13 SECONDS EAST A DISTANCE OF 73.02 FEET; THENCE SOUTH 64 DEGREES 31 MINUTES 26 SECONDS EAST A DISTANCE OF 43.64 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 411.01 FEET; THENCE NORTH 24 DEGREES 11 MINUTES 46 SECONDS EAST A DISTANCE OF 38.95 FEET; THENCE SOUTH 53 DEGREES 57 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 570.42 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 819.26 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 10 SECONDS EAST A DISTANCE OF 300.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES WEST FOR 937.0 FEET; THENCE NORTH 0 DEGREE 00 MINUTES 00 SECONDS WEST A DISTANCE OF 142.31 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST A DISTANCE OF 824.79 FEET; THENCE SOUTH 52 DEGREES 52 MINUTES 39 SECONDS WEST A DISTANCE OF 235.22 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2017 09:41:09 AM
\$25.00 CHERRY
20170301000070060

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the official text.