

This instrument prepared by:  
Sandy F. Johnson  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
Jason R. Davis  
342 Jonesboro Circle  
Columbiana, AL 35051

20170517000171470  
05/17/2017 12:38:33 PM  
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA )  
Shelby COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One-hundred ninety-two thousand (\$192,000.00) dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Tex Smith and wife, Joan F. Smith (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jason R. Davis (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama described as follows:


Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama and run North 0 deg. 17 min. 23 sec. West along the West line of said 1/4-1/4 a distance of 704.03 feet; thence North 89 deg. 40 min. 29 sec. East a distance of 210.13 feet; thence continue North 89 deg. 40 min. 29 sec. East a distance of 131.40 feet; thence North 33 deg. 16 min. 59 sec. East a distance of 216.75 feet; thence North 0 deg. 07 min. 48 sec. East a distance of 284.48 feet to the point of beginning; thence continue North 0 deg. 07 min. 48 sec. East a distance of 196.11 feet; thence South 89 deg. 21 min. 10 sec. West a distance of 459.19 feet to the Easterly right of way of Shelby County Highway #78; thence South 1 deg. 22 min. 33 sec. West along said right of way a distance of 316.64 feet; thence South 89 deg. 53 min. 12 sec. East leaving said right of way a distance of 245.34 feet; thence North 0 deg. 10 min. 03 sec. West a distance of 126.54 feet; thence South 89 deg. 53 min. 12 sec. East a distance of 221.35 feet to the point of beginning; being situated in Shelby County, Alabama.

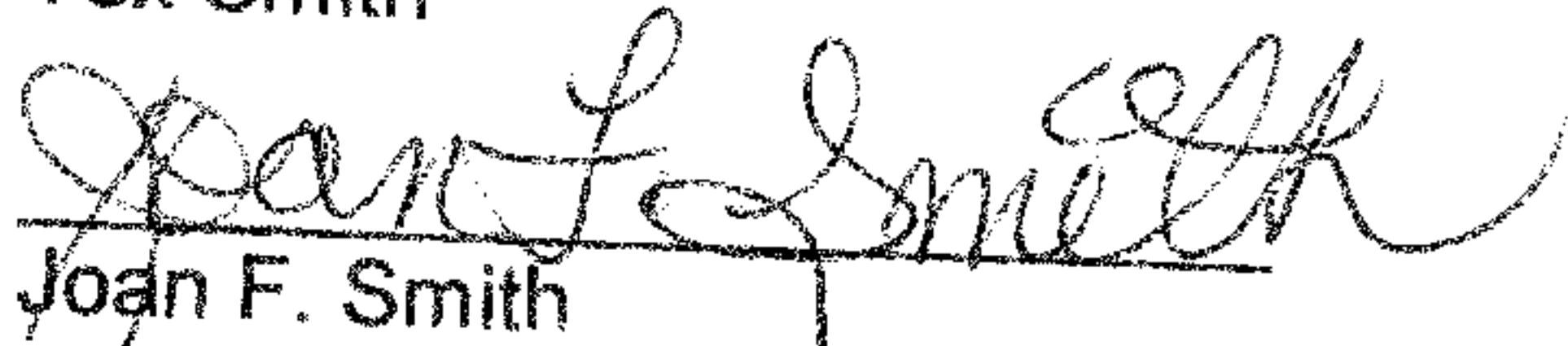
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One-hundred ninety-three thousand nine-hundred thirty-nine (\$193,939.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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, the undersigned have hereunto set our hands and seals on May 17, 2017.

  
Tex Smith

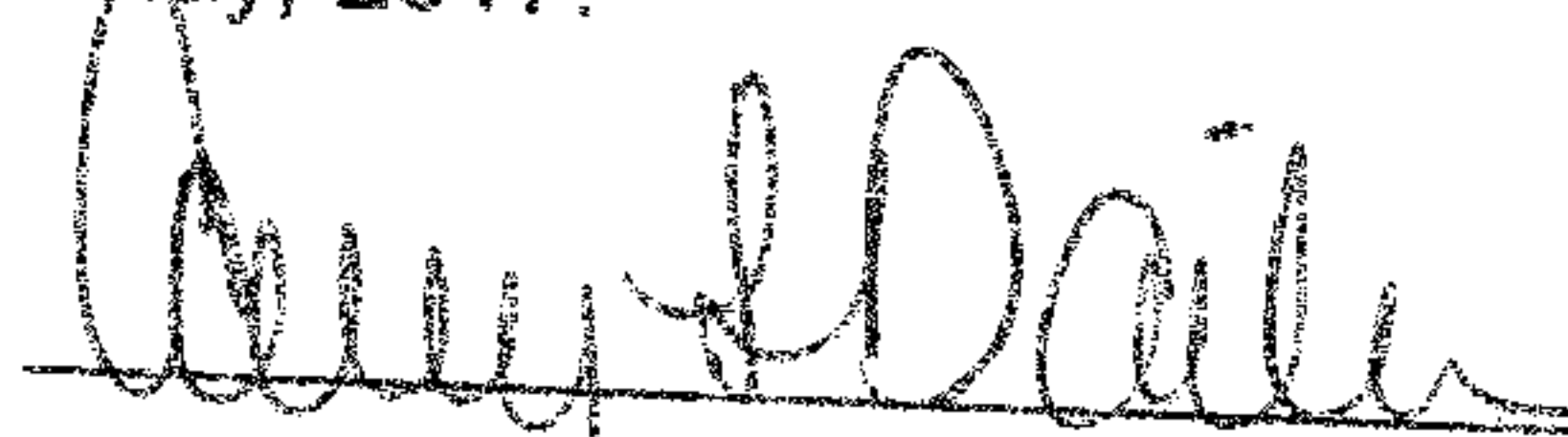
  
Joan F. Smith

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Tex Smith and Joan F. Smith, whose name is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 17<sup>th</sup> day of May, 2017.



  
My Commission Expires: 6/4/18 Notary Public

