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

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 WITHESS WHEREOF, the undersigned have hereunto set our hands and seals on May 17, 2017.

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 17th day of May, 2017.

My Comm. Expires

My Commission Expires:

Notary Public

Warranty Deed

File No. 171095

Real Estate Sales Validation Form

This Document must be filed in accordance with Cade of Alah

Grantor's Name	Tex Smith and Joan F. Smith 342 Jonesboro Circle Columbiana, AL 35051	Grantee's Name Mailing Address	
Property Address	342 Jonesboro Circle Columbiana Alabama 35051	Date of Sale Total Purchase Price or	
017051700017147	0 05/17/2017 12:38:33 PM DEE	Actual Value DS 2/2 or Assessor's Market Value	\$
□ Bill of Sale □ Sales Contra □ Closing State If the conveyance	ice or actual value claimed on this one) (Recordation of documenta	form can be verified in ary evidence is not requ Appraisal Other	the following documentary uired)
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 to property is bei	and mailing address - provide the ing conveyed.	name of the person or	persons to whom interest
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.			
conveyed by the	ne property is not being sold, the tr instrument offered for record. This er or the assessor's current market	may be evidenced by	ty, both real and personal, being an appraisal conducted by a
responsibility of v	ided and the value must be detern use valuation, of the property as d aluing property for property tax put of Alabama 1975 § 40-22-1 (h).	letermined by the local	Official chargod with the
accurate, i fulfici	st of my knowledge and belief that understand that any false stateme cated in <u>Code of Alabama 1975</u> §	ents claimed on this for	ned in this document is true and may result in the imposition
Date 5/17/2017		nt <u>Sandy</u> F. Johnson	
□ Unattested	Sig		
	(verified by)		tee/Owner(Agent) circle one
			Form RT-1

Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, **County Clerk** Shelby County, AL 05/17/2017 12:38:33 PM \$19.00 CHERRY 20170517000171470