

This instrument was prepared without evidence of title or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **STATUTORY WARRANTY DEED**



20171211000441180 1/4 \$41.50  
Shelby Cnty Judge of Probate, AL  
12/11/2017 11:02:24 AM FILED/CERT

### **STATE OF ALABAMA**

#### **SHELBY COUNTY            KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 Dollars (\$1.00), the undersigned Billy M. Smith, unmarried; Anita McDonald, married; Angelina Voight, unmarried; Judy Burnett, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto David Jewell Smith, Jr. and Joe E. Smith in equal shares as tenants in common (herein referred to as GRANTEE, whether one or more) all of their undivided right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

#### **PARCEL N**

A parcel of land in the Northwest quarter of the Southeast Quarter of Section 8, Township 22 South, Range 1 West, being a part of the same land described in a deed to Shelby Stock Farm, Inc., recorded in Deed Book 207 at page 305, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Southeast corner of the said Sixteenth Section; thence N 00° 08' 15" E along the West line of said Sixteenth Section, a distance of 67.76 feet to the North Right-Of-Way of County Highway No.42, and the point of beginning; thence N 00° 08' 15" E along the West line of Sixteenth Section, a distance of 185.84 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence N 88° 55' 57" W, a distance of 250.04 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence S 00° 02' 34" W a distance of 178.39 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165", on the North Right-Of-Way of County Highway No. 42; thence, N 87° 48' 06" E, along said right-of-way, having a distance of 165.09 feet to a point; thence along a curve to the right, in said Right-Of-Way, having a radius of 1949.86 feet and a chord bearing of N 88° 00' 51" E, an arc length of 84.79 feet to the point of beginning. The herein described parcel contains 0.98 acres of land.

Subject to all restrictions, reservations, easements and covenants of land.

The above described property is not the homestead of any GRANTOR or his or her spouse. The above described property was owned by David Jewel Smith and Edner A. Smith as joint tenants with right of survivorship, as shown by deed recorded as

Shelby County, AL 12/11/2017  
State of Alabama  
Deed Tax: \$17.50

Instrument # 1998-35303 in the Probate Office of Shelby County, Alabama. David Jewel Smith died on July 8, 2015. Edner A. Smith died on October 24, 2017, leaving the following as her only heirs at law: Billy M. Smith (son), David Jewell Smith (son), Joe E. Smith (son), and three grandchildren who are the daughters of her predeceased daughter, Edner Mae Denham: Anita McDonald, Angelina Voight, and Judy Burnett.

TO HAVE AND TO HOLD to GRANTEE in fee simple and to their heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set his or her hand and seal this 7<sup>th</sup> day of December, 2017.



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Billy M. Smith

Billy M. Smith

Anita McDonald

Anita McDonald

Angelina Voight

Angelina Voight

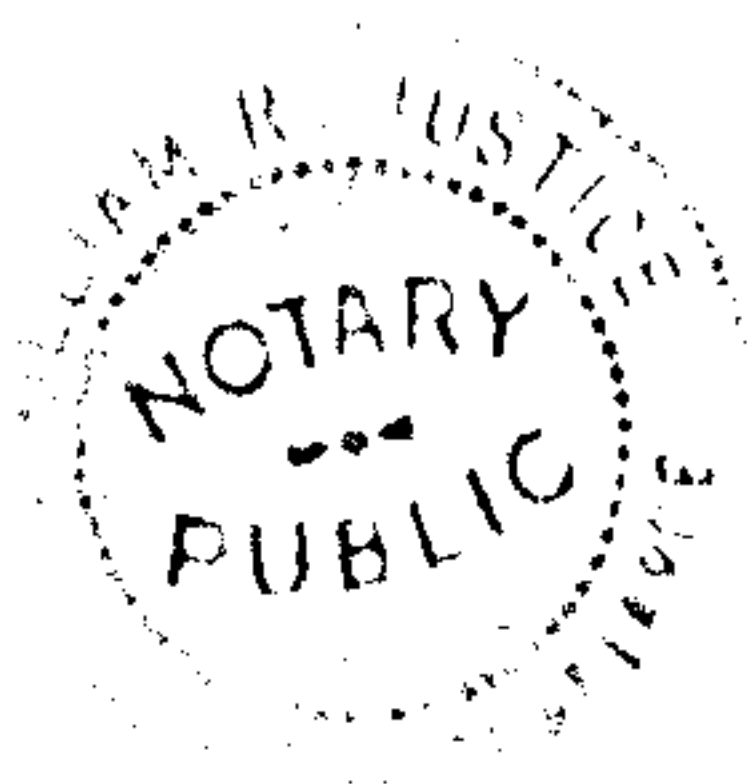
Judy Burnett

Judy Burnett

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy M. Smith, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of December, 2017.



William R. Justice

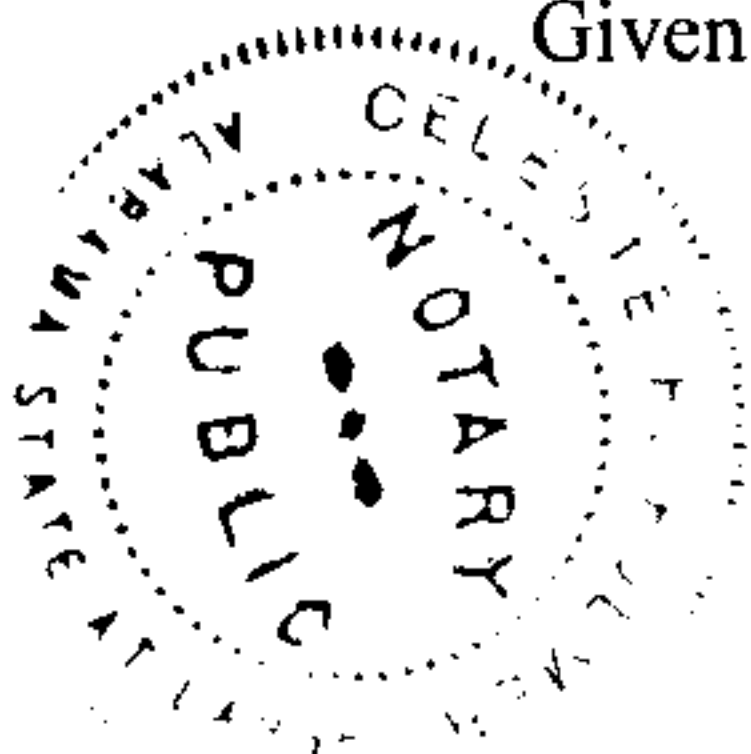
Notary Public

My commission expires: 9-11-19

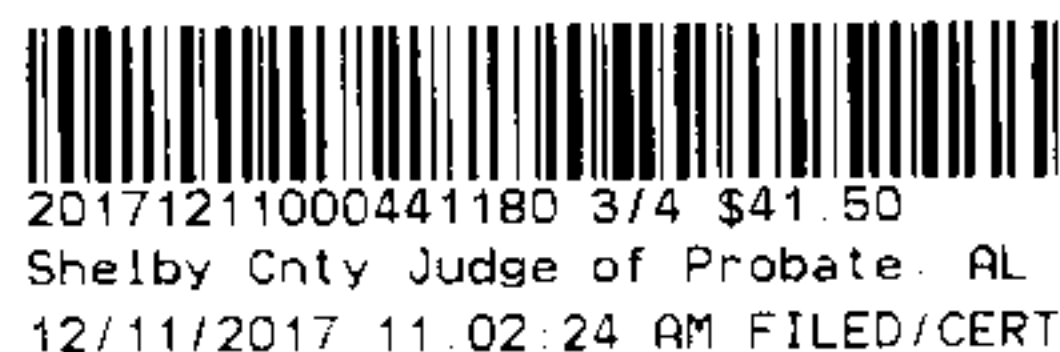
STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anita McDonald, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of December, 2017.



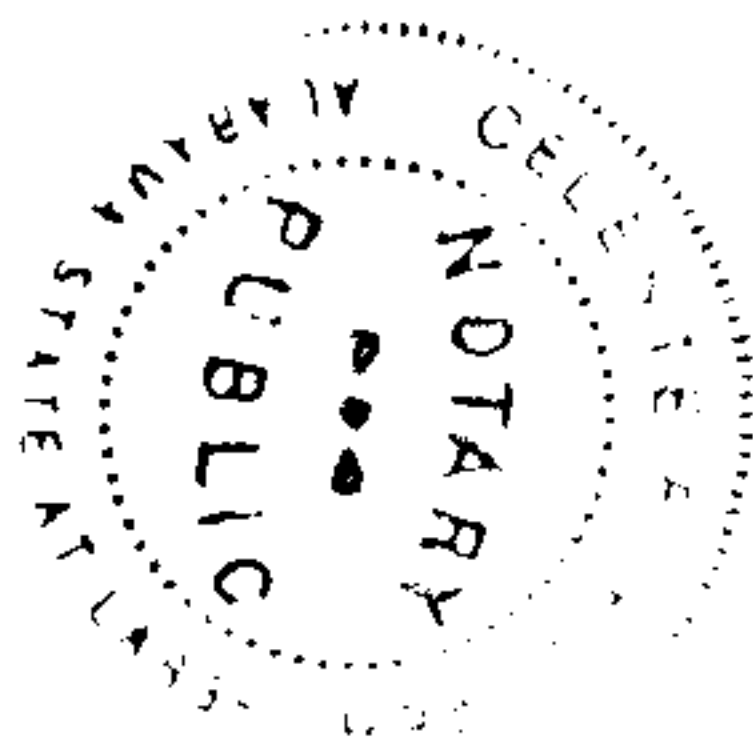
Celeste Palmer  
Notary Public  
My commission expires: 10-11-20



STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angelina Voight, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of December, 2017.

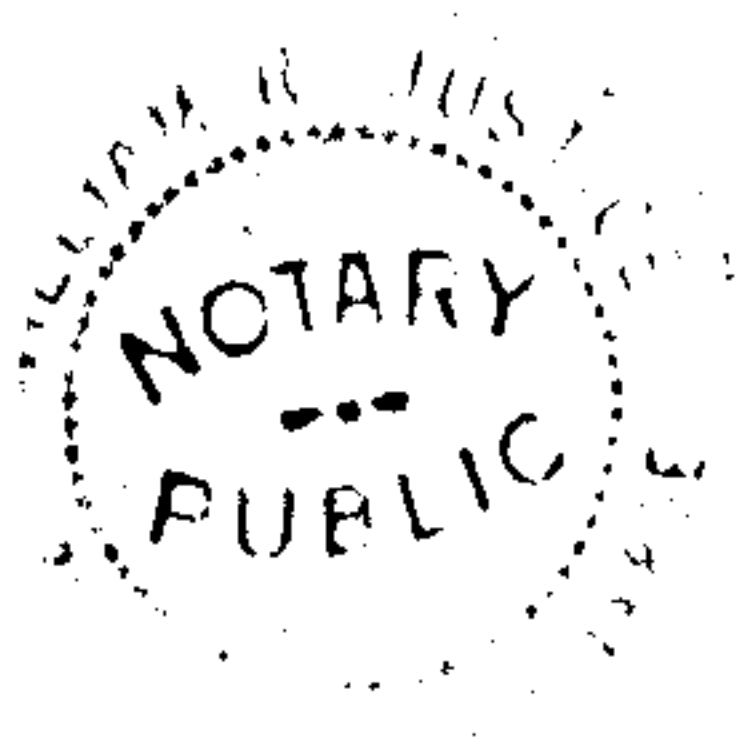


Celeste Palmer  
Notary Public  
My commission expires: 10-11-20

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Burnett, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of December, 2017.



Kellen R. Jentura  
Notary Public  
My commission expires: 9-11-19



# Real Estate Sales Validation Form

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

Grantor's Name Heirs of Edner A. Smith  
Mailing Address 5117 Hwy 42  
Calera, AL 35040

Grantee's Name David Jewell Smith Jr.  
Mailing Address Joe E. Smith  
5117 Hwy 42  
Calera, AL 35040

Property Address 5117 Hwy 42  
Calera, AL


Date of Sale 12-7-17  
Total Purchase Price \$  
or  
Actual Value \$

1/2 Assessor's Market Value \$ 17,140

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

  
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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 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 12-7-17

Print Billy M. Smith

☐ Unattested

Sign Billy M. Smith  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1