

This instrument was prepared by:
Mike T. Atchison
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Sherry S. Nesmith
2600 Hebb Road
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the settlement of the Estate of Jerry L. Smith, deceased, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

THE ESTATE OF JERRY L. SMITH, DECEASED, PROBATE CASE #2017-000155, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

grant, bargain, sell and convey unto

SHERRY S. NESMITH

the following described real estate, situated in Shelby County, Alabama, to-wit:

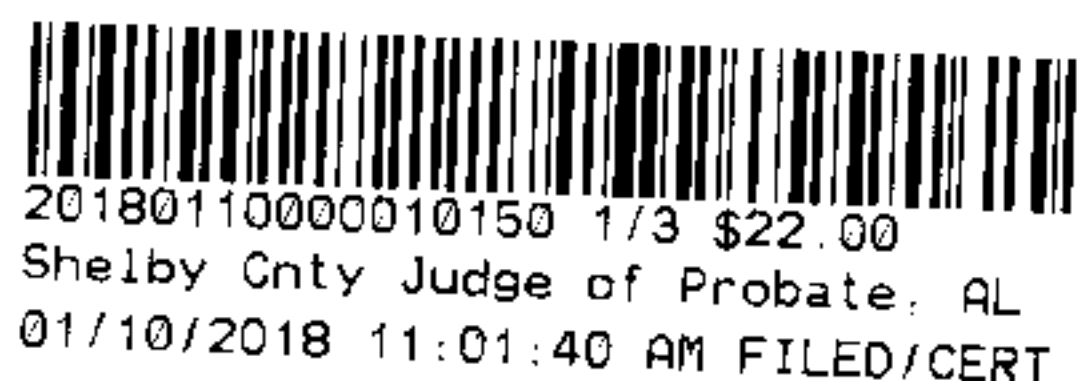
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2018 and subsequent years, restrictions, easements and rights of way of record.

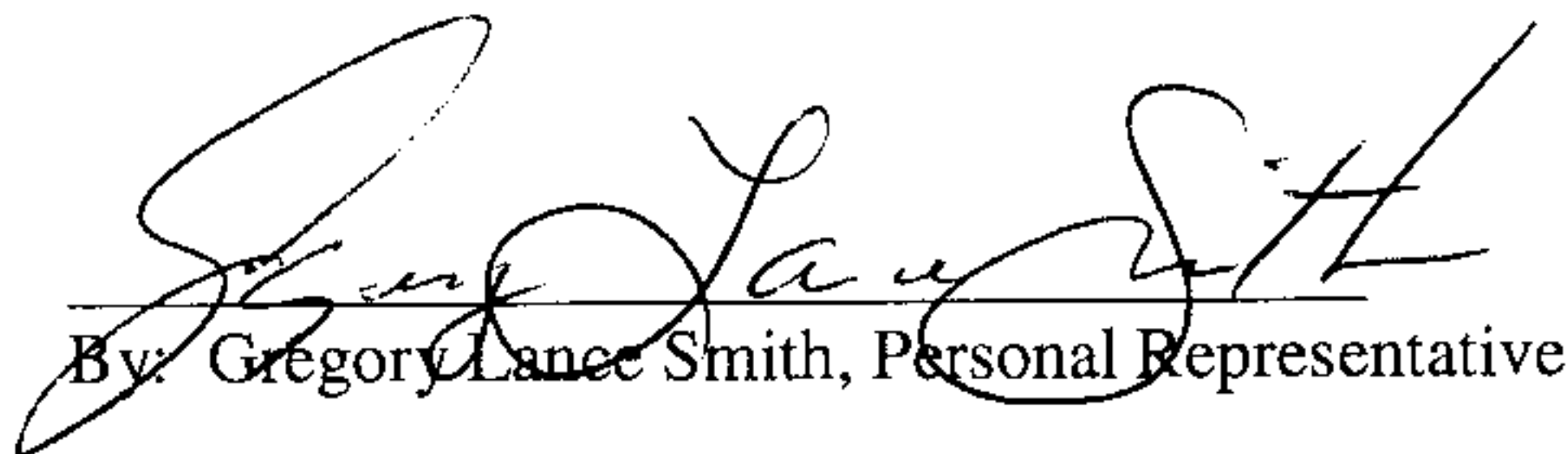
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of December, 2017.



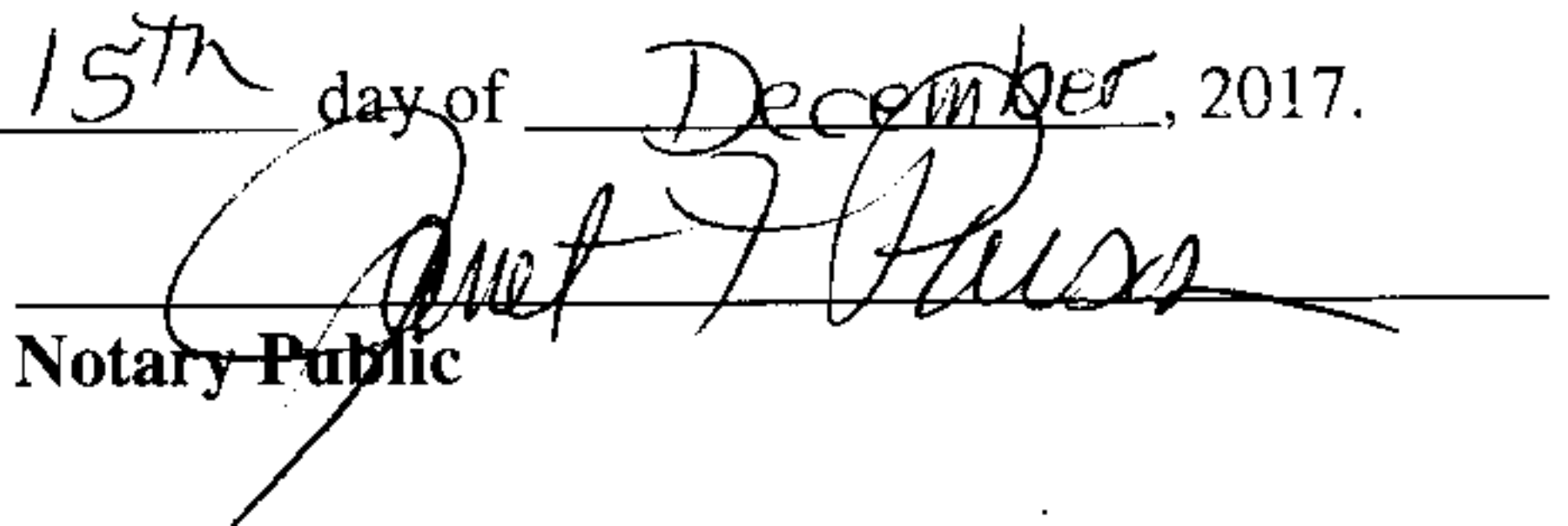
The Estate of Jerry L. Smith, deceased, Probate Case #2017-000155, in the Probate Office of Shelby County, Alabama


By: Gregory Lance Smith, Personal Representative

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gregory Lance Smith, whose name as Personal Representative of the Estate of Jerry L. Smith, deceased, Probate Case #2017-000155, in the Probate Office of Shelby County, Alabama, 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, as such Personal Representative executed the same voluntarily on the day the same bears date for and as the act of said estate.

Given under my hand and official seal this 15th day of December, 2017.


Notary Public

My Commission Expires:

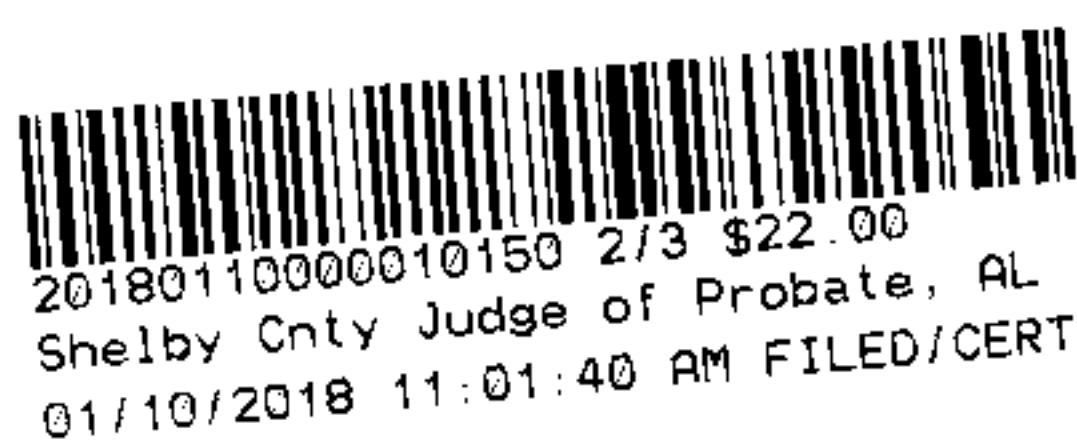
10/5/2020

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East of the Huntsville Principal Meridian, in the Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of Section 7, Township 21 South, Range 2 East and run North along the East line of said Quarter-Quarter Section for a distance of 376.40 feet; thence 28 degrees 33 minutes left and in a Northwesterly direction for a distance of 126.38 feet to the point of beginning; thence continue Northwesterly along last described course for a distance of 135.40 feet; thence 93 degrees 24 minutes 30 seconds left and in a Southwesterly direction for a distance of 214.25 feet to a point in the center of Shoals Road; thence 74 degrees 17 minutes 18 seconds left in a Southeasterly direction along the center of Shoals Road for a distance of 55.95 feet; thence 12 degrees 10 minutes 18 seconds right and in a Southerly direction along the center of Shoals Road for a distance of 16.40 feet; thence 101 degrees 37 minutes 12 seconds left and in a Northeasterly direction for a distance of 238.56 feet to the point of beginning.

Except that part of the above described property lying within the right of way of Shoals Road.



Real Estate Sales Validation Form

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

Grantor's Name _____
Mailing Address _____

Grantee's Name Sherry S Nesmith
Mailing Address 4600 Hebb Rd
Wilsonville, Az
35186

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

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
Division of estate

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 12/15/17
____ Unattested _____
(verified by)

Print GREGORY LANCE SMITH
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one