

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

Send Tax Notice to:
Frankie Sport
P.O. Box 188
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

Frankie Sport

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.

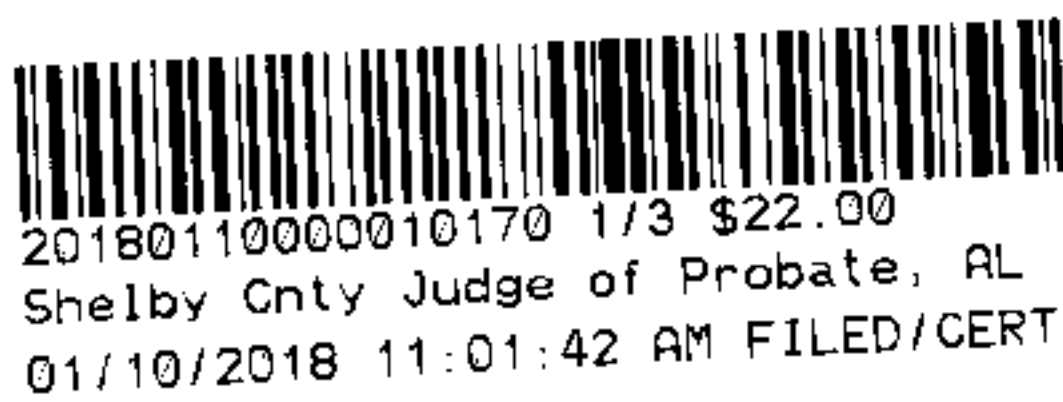
Subject to taxes for 2018 and subsequent years, restrictions, easements and rights of way of record.

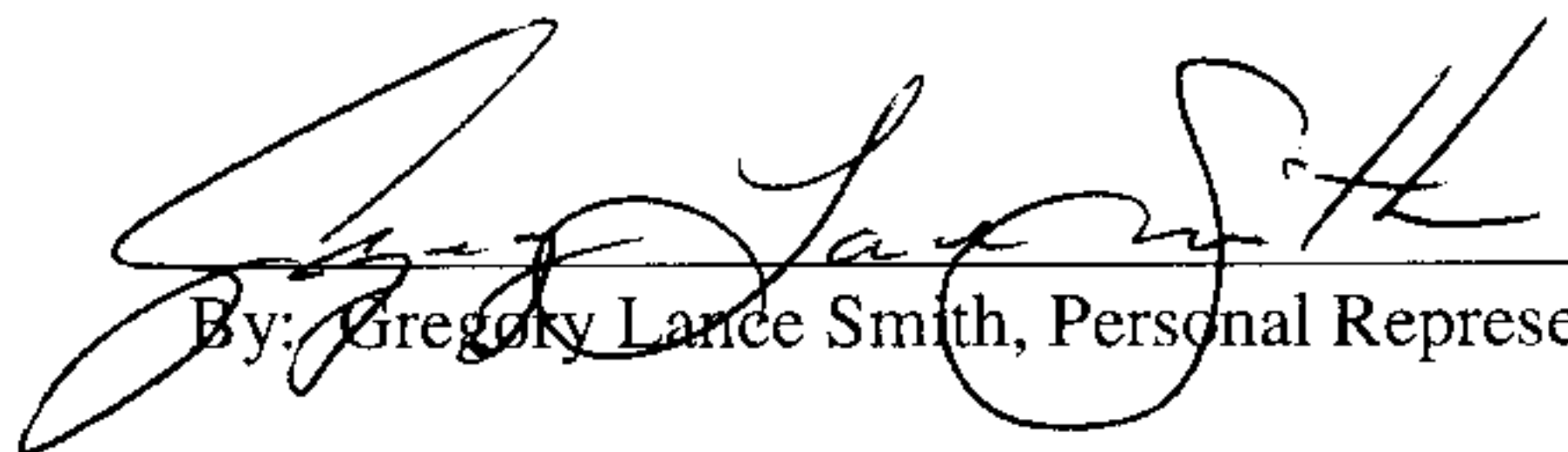
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

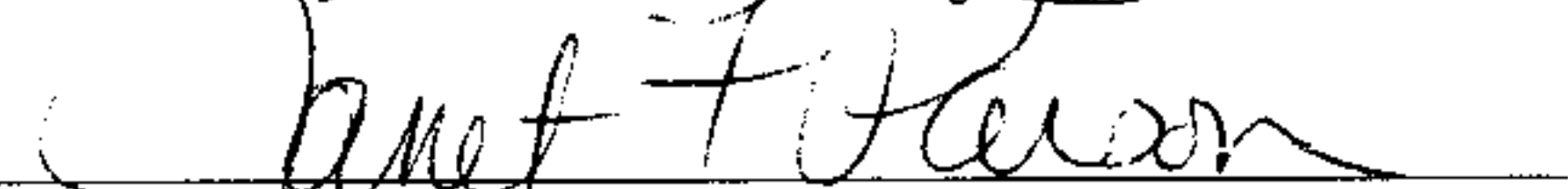



By: Gregory Lance Smith, Personal Representative

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

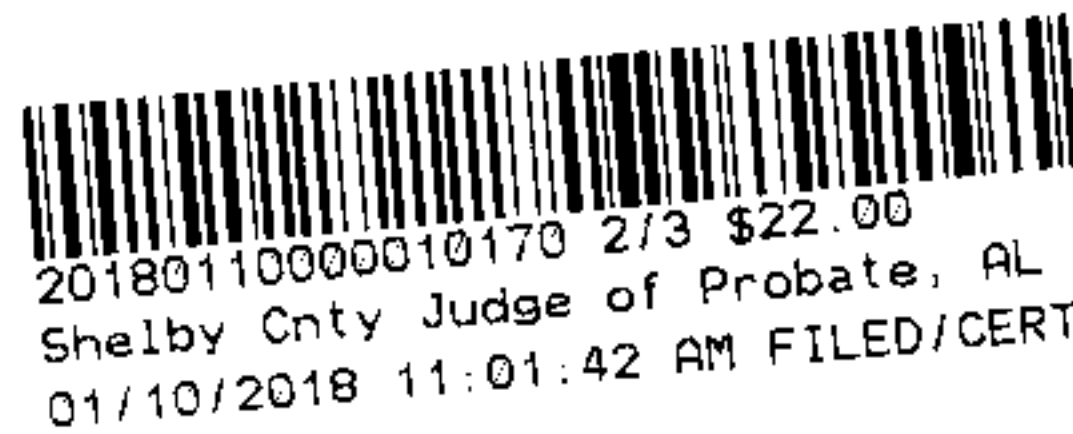
EXHIBIT "A"
LEGAL DESCRIPTION

The East 6 acres of the following parcel of land:

Parcel D:

A parcel of land in Government Lots L and M, of Fractional Section 7, Township 21 South, Range 2 East, being a part of the land belonging to Jerry and Wiley Smith. Said parcel of land being more particularly described as follows:

Beginning at an axle, found at the Southwest corner of Government Lot M of said Section 7; thence North 00 degrees 25 minutes 41 seconds West along the West line of Government Lot M, a distance of 749.62 feet, to a ½-inch rebar set, with a cap stamped "S. Wheeler 16165"; thence North 89 degrees 34 minutes 19 seconds East a distance of 1559.04 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler 16165" on the West right of way of a paved road; thence South 25 degrees 27 minutes 58 seconds East, partially along said right of way, a distance of 291.43 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler 16165"; thence South 82 degrees 45 minutes 17 seconds East, a distance of 444.76 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler 16165"; thence South 01 degrees 43 minutes 15 seconds West, a distance of 136.21 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler 16165"; thence South 17 degrees 07 minutes 09 seconds West, a distance of 311.60 feet, to a ½-inch rebar set, with a cap stamped "S. Wheeler 16165", on the South line of Section 7; thence South 89 degrees 46 minutes 14 seconds West, along the South line of said Section 7, a distance of 90.68 feet to a point; thence North 00 degrees 13 minutes 46 seconds West, a distance of 170.00 feet to a point; thence North 89 degrees 46 minutes 14 seconds West a distance of 200.00 feet to a point; thence North 00 degrees 13 minutes 46 seconds West, a distance of 250.00 feet to a ½-inch rebar found; thence South 89 degrees 46 minutes 14 seconds West, a distance of 420.00 feet to a ½-inch rebar found; thence South 00 degrees 13 minutes 46 seconds East, a distance of 210.00 feet to a point; thence South 89 degrees 46 minutes 14 seconds West a distance of 420.00 feet to a point; thence South 00 degrees 13 minutes 46 seconds East, a distance of 210.00 feet to a point on the South line of said Section; thence South 89 degrees 46 minutes 14 seconds West, along the South line of Section 7, a distance of 893.44 feet to the point of beginning.



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 Frankie Spirt
Mailing Address P o Box 88
Wilcoxville AL 35180

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

