

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

Send Tax Notice to:
Barry Smith
22634 Dabney Manor Lane
Katy, TX 77449

EASEMENT DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED DOLLARS and NO/00 (\$500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sherrie Smith**, a Married woman, grant, bargain, sell and convey unto, **Barry Smith** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached EXHIBIT A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits 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 29th day of March, 2018.


Sherrie Smith


20180403000110440 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
04/03/2018 01:49:53 PM FILED/CERT

Shelby County, AL 04/03/2018
State of Alabama
Deed Tax: \$.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Sherrie 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 29th day of March, 2018.


Notary Public
My Commission Expires: 9-22-2020

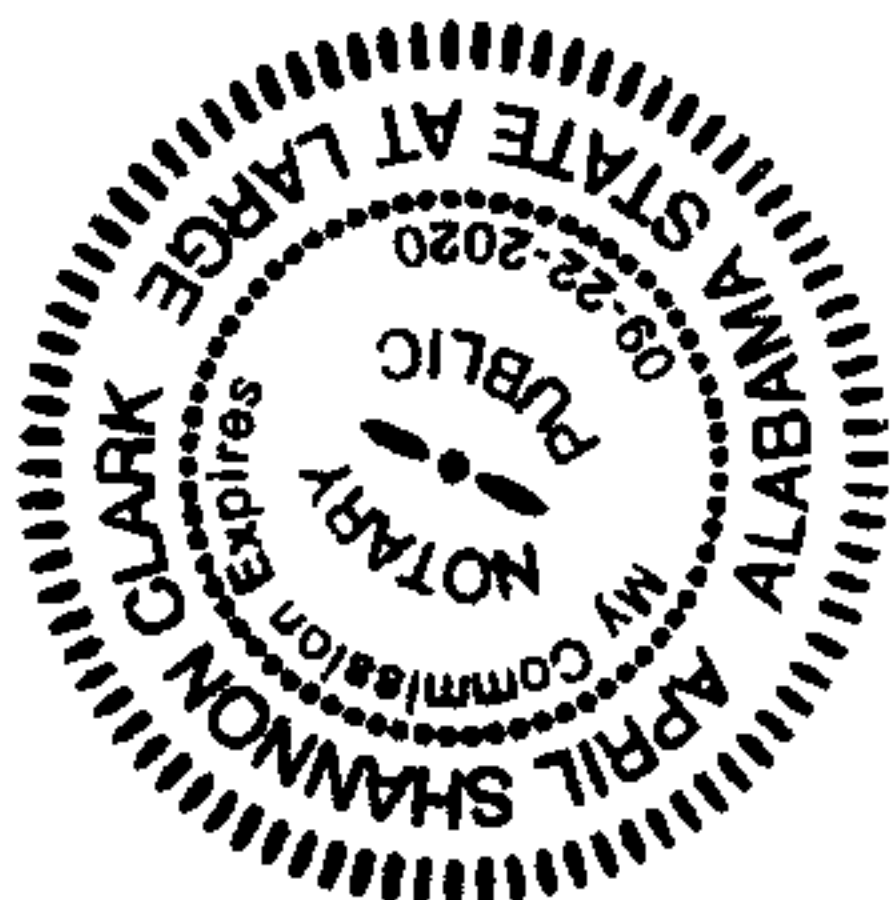


EXHIBIT A – LEGAL DESCRIPTION

Also, a non-exclusive perpetual easement and right of way over and across the hereinafter described property for the purpose of ingress and egress and installation and use of utilities: Commence at the SE corner of Section 7, Township 21 South, Range 2 East, and run West along the South line of said Section a distance of 1639.75 feet; thence continue in the same direction along an old fence row a distance of 210 feet; thence turn an angle of 90 deg. to the right and run East parallel with the South line of said Section 7, a distance of 200 feet; thence turn an angle of 90 deg. to the left and run a distance of 5 feet; thence turn an angle of 90 deg. to the right and run East, parallel with the South line of said Section 7 a distance of 809.75 feet; thence run South a distance of 25 feet to the point of beginning.


20180403000110440 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Sherrie Smith
Mailing Address _____

Grantee's Name Barny Smith
Mailing Address 22634 Dabney Manor Lane
Katy, TX 77449

Property Address Vacant land

Date of Sale March 29, 2018
Total Purchase Price \$ 500.00



20180403000110440 3/3 \$21.50
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04/03/2018 01:49:53 PM FILED/CERT

or
Actual Value \$ _____
or
Assessor's 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement _____

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 _____

Print Mike T. Atchison

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1