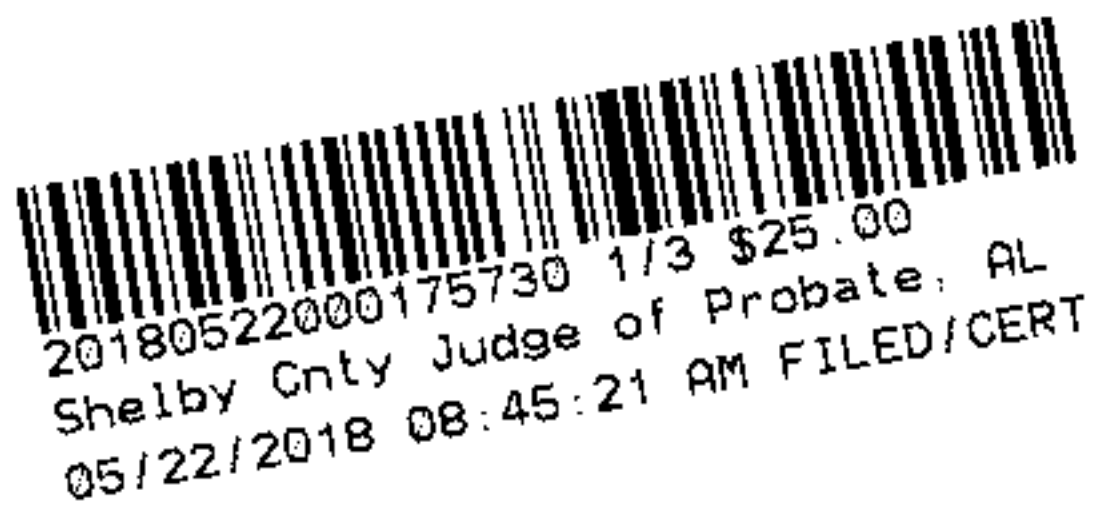


This Instrument was prepared by:  
Sara G. Bragdon  
Akridge & Balch, P.C.  
852 N. Dean Road, Ste. 100  
Auburn, AL 36830



STATE OF ALABAMA )  
COUNTY OF SHELBY ) **EXECUTOR'S WARRANTY DEED**  
) **(NO TITLE OPINION REQUESTED OR RENEDED)**

**KNOW ALL MEN BY THESE PRESENTS**, that

WHEREAS, Frances P. Smoke a/k/a Frances Rebecca Payne Smoke, late an inhabitant of Lee County, Alabama, died on April 15, 2017, leaving a Last Will and Testament in which Martha Kay Smoke Webster f/k/a Martha Kay Smoke was named Executrix and;

WHEREAS, the Last Will and Testament of Frances P. Smoke a/k/a Frances Rebecca Payne Smoke, was admitted to probate in Lee County, Alabama (Case No. 2017-B-222); and

WHEREAS, Letters Testamentary were issued by the Probate Court of Lee County, Alabama, to Martha Kay Smoke Webster f/k/a Martha Kay Smoke as Executrix for the Estate of Frances P. Smoke a/k/a Frances Rebecca Payne Smoke on or about October 5, 2017; and

WHEREAS, at the time of her death, Frances P. Smoke a/k/a Frances Rebecca Payne Smoke, a widowed woman, owned whole interest in the land herein described, located in Shelby County, Alabama; and

WHEREAS, under the terms of the Last Will and Testament, which was admitted to probate and record in Lee County, Alabama, on or about October 5, 2017, the Executrix was granted full power to sell and convey real property owned by the decedent; and

WHEREAS, the Last Will and Testament provides that each heir receive a particular parcel of the herein described property;

NOW, THEREFORE, subject to the terms of the Last Will and Testament and in consideration of the premises and the sum of Ten and no/one-hundredths dollars (\$10.00), and other good and valuable consideration paid to by Grantees, the receipt whereof is hereby acknowledged, the undersigned Martha Kay Smoke Webster f/k/a Martha Kay Smoke, as Executrix for the Estate of Frances P. Smoke a/k/a Frances Rebecca Payne Smoke, deceased (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey to **Martha Kay Smoke Webster f/k/a Martha Kay Smoke and Juanita Marie Smoke Hornsby**, (hereinafter referred to as "Grantees"), the decedent's whole interest to the following described real property situated in Shelby County, Alabama to-wit:


**A parcel of land situated in the West one-half of the West one-half of Section 15, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:**

**Commence at the Southwest corner of Section 15, Township 21 South, Range 2 West and run in a southeasterly direction along the southern boundary line of Section 15 for a distance of 654.90 feet to the point of beginning; thence continue along last described course for a distance of 667.03 feet; thence deflect left 93 degrees 08 minutes 57 seconds and run**

in a northerly direction for a distance of 2616.64 feet to a point on the southern right of way line of County Highway No. 26 (Saginaw Cut-Off) and the beginning of a curve to the right, said curve having a radius of 1185.92 feet, a central angle of 13 degrees 41 minutes 37 seconds, a chord length of 282.76 feet and a deflection angle left to chord of 88 degrees 07 minutes 42 seconds; thence run along arc of said curve and said right of way line in a northwesterly direction for a distance of 283.44 feet; thence run along a line tangent to said curve and said right of way line a northwesterly direction for a distance of 390.66 feet; thence deflect left 98 degrees 46 minutes 40 seconds and run in a southerly direction for a distance of 2648.45 feet to the point of beginning. Said parcel contains 1,748,675 square feet or 40.14 acres, more or less, according to survey of Jon P. Strength, PLS, Alabama Registration No. 21181, dated June 15, 2001.

And Martha Kay Smoke Webster f/k/a Martha Kay Smoke, as Executrix of said Estate, does covenant with said Grantees and their heirs, successors and assigns, that the decedent was lawfully seized in the whole interest of said premises; that said premises are free from all encumbrances except those enumerated above; that said Executrix has good right to sell and convey the same as aforesaid; and that said Executrix, in her representative capacity, does warrant and defend the same to the said Grantees, their heirs, successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Martha Kay Smoke Webster f/k/a Martha Kay Smoke, as Executrix to the Estate of Frances P. Smoke a/k/a Frances Rebecca Payne Smoke, deceased, has hereunto set her hand and seal on this the 15 day of MAY, 2018.

  
20180522000175730 2/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
05/22/2018 08:45:21 AM FILED/CERT

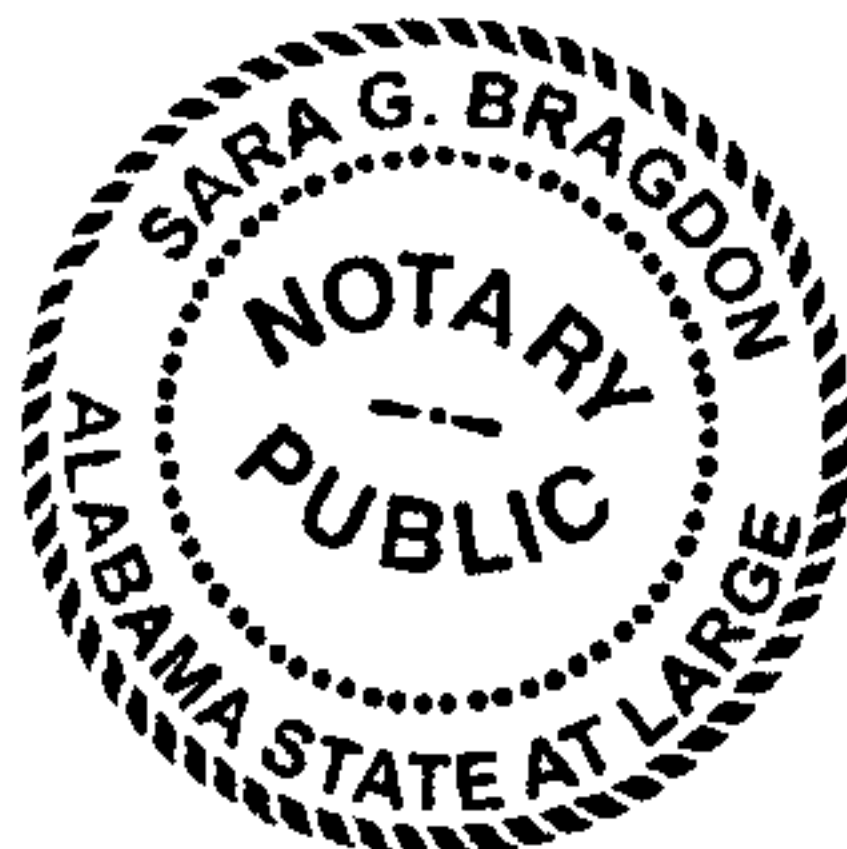
MARTHA KAY SMOKE WEBSTER f/k/a MARTHA KAY SMOKE AS EXECUTRIX FOR THE ESTATE OF FRANCES P. SMOKE a/k/a FRANCES REBECCA PAYNE SMOKE, Deceased.

By: Martha Kay Smoke Webster  
Martha Kay Smoke Webster

STATE OF ALABAMA  
COUNTY OF LEE

I, the undersigned, a Notary Public for said State, do hereby certify that Martha Kay Smoke Webster, as Executrix for the Estate of Frances P. Smoke a/k/a Frances Rebecca Payne Smoke, deceased, 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 said conveyance, she, in her capacity as Executrix of said Estate, executed the same voluntarily on the day the same bears date for and on behalf of said Estate.

Given under my hand and official seal this 15 day of MAY, 2018.



Sara S. Bragdon  
Notary Public, State at Large  
My Commission Expires: 02/04/2020

# Real Estate Sales Validation Form

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

Grantor's Name Martha Kay Smoke Webster f/k/a/ Martha Kay Smoke Executrix  
Mailing Address Estate of Frances P. Smoke a/k/a Frances Rebecca Payne Smoke  
904 Alan Ave  
Auburn, AL 36830

Grantee's Name Martha Kay Smoke Webster f/k/a Martha Kay Smoke  
Mailing Address Juanita Marie Smoke Hornsby  
904 Alan Ave  
Auburn, AL 36830

Property Address 2510 Hwy 26  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 618,870.00



20180522000175730 3/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
05/22/2018 08:45:21 AM FILED/CERT

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 Tax Assessor  
☐ 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 05-15-2018

Print Sara G. Bragdon

☒ Unattested

(verified by)

Sign

Sara G. Bragdon

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1