

## WARRANTY DEED

20190529000182920  
05/29/2019 09:22:10 AM  
DEEDS 1/2

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
Luke A. Henderson, LLC  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Daniel Jeffery Smith  
Terri Reeves Smith  
1145 Highway 468  
Vincent, AL 35178

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Fifty-Two Thousand Four Hundred and 00/100 Dollars (\$652,400.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

**Kimberly L Highland, unmarried**

(herein referred to as Grantor) do grant, bargain, sell and convey unto

**Daniel Jeffery Smith and Terri Reeves Smith**

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A part of the S1/2 of the SW 1/4 of the NE 1/4 and a part of the S1/2 of the SE 1/4 of the NW 1/4 of Section 13 Township 18 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

From an iron stake at the northeast corner of the S1/2 of the SW 1/4 or the NE 1/4 of Section 13, Township 18 South, Range 2 East, run thence South 89 degrees 10 minutes west 994.0 feet to the point of beginning of the property herein described; thence south 11 degrees 09 minutes 30 seconds West 545.17 feet to the northwest boundary of the Macedonia church Road; thence South 54 degrees 16 minutes 15 seconds west along said boundary 251.00 feet to the south line of the SW 1/4 of the NE 1/4 of said section; thence South 89 degrees 00 minutes 40 seconds west 1332.81 feet to the southwest corner of the S1/2 of the SE 1/4 of the NW 1/4 of said section; thence north 00 degrees 03 minutes 50 seconds east 680.57 feet to the northwest corner of same; thence north 89d degrees 10 minutes east 1641.29 feet to the point of beginning.

Kimberly L. Smith, grantee in that deed recorded in Instrument #2015-43312 and Kimberly L. Highland, grantor herein, are one and the same person.

\$484,350.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as

aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this May 28, 2019.

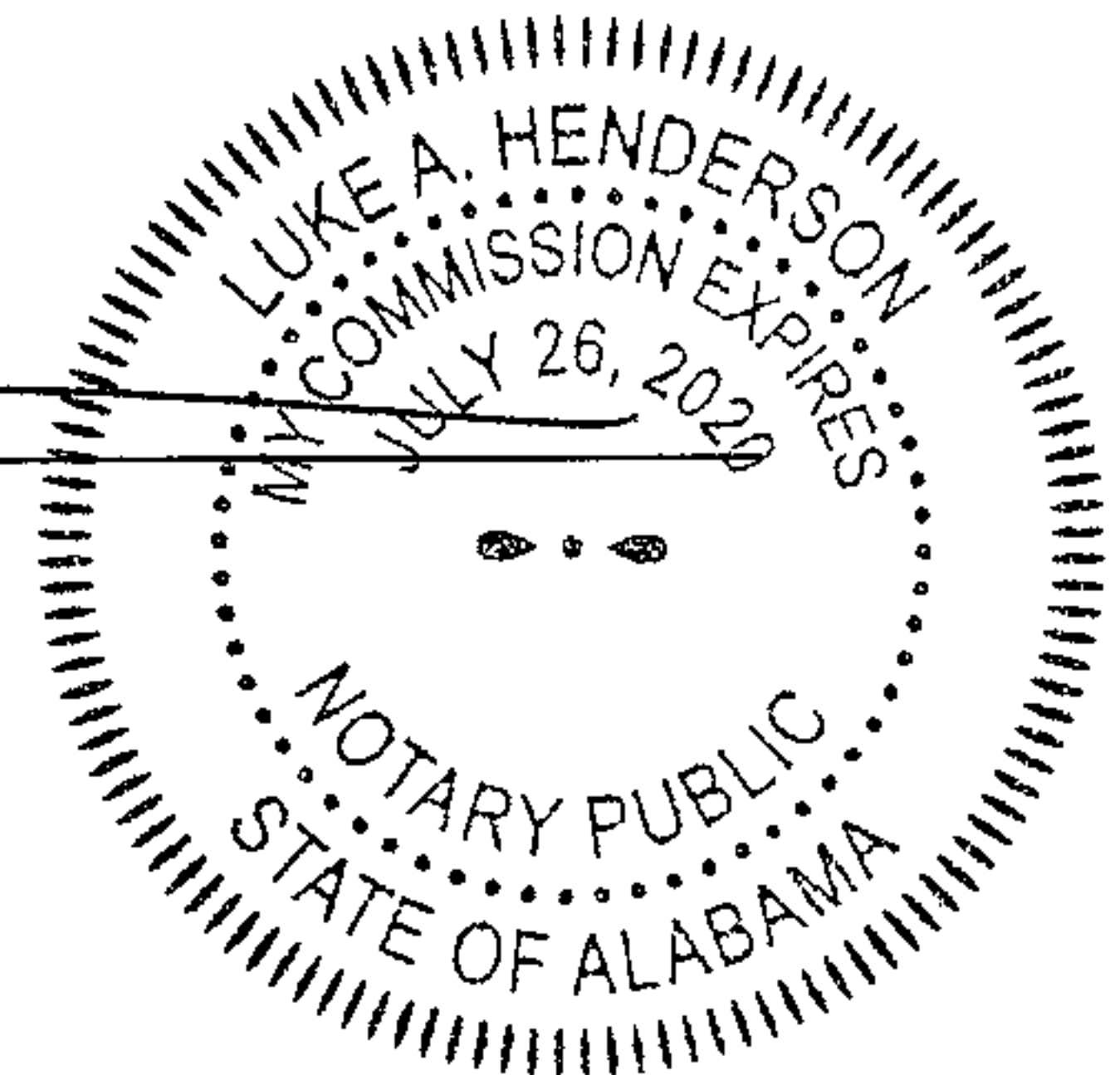
  
Kimberly L Highland

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Kimberly L Highland, unmarried**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Kimberly L Highland executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 28, 2019.

  
Notary Public



My Commission Expires: 07/26/2020

Grantor's Address:  
5500 Colony Lane  
Hoover, AL 35226

Property Address:  
1145 Highway 468  
Vincent, AL 35178



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/29/2019 09:22:10 AM  
\$186.50 CHARITY  
20190529000182920

*Allen S. Bayl*