

STATE OF ALABAMA)
COUNTY OF SHELBY)

GRANTEES' ADDRESS:
4265 Hwy. 18
Montevallo, AL 35115

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that in consideration of FIVE HUNDRED FORTY THOUSAND DOLLARS and no/100s (\$540,000.00), to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt and sufficiency whereof is acknowledged, we, **Frank L. Thiemonge, III**, a married man, **Marjorie Callander**, (being one in the same as Marjorie Ann Thiemonge) an unmarried woman, **Susan R. Ledbetter**, (being one in the same as Susan Frances Thiemonge) an unmarried woman, and **Melissa K. Figueroa**, a married woman as Grantors, do hereby grant, bargain, sell and convey to **Paul B. Smith, Simon Luke Smith, James B. Smith** and **Patricia L. Smith**, as GRANTEES, subject to the matters set forth below, the following described real property in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO, THE REAL ESTATE BEING FULLY AND EXACTLY INCORPORATED HEREIN BY REFERENCE.

SOURCE OF TITLE: INST # 1994-34563, as recorded in the Shelby County Probate Office.

NOTE: (1) The married Grantors hereby certify that the real estate is not part of their homestead property or the homestead property of their respective spouses. (2) See Will of Marjorie Thiemonge recorded herewith as Exhibit "B".

TO HAVE AND TO HOLD to the Grantees, their heirs and assigns forever.

It is distinctly understood and agreed by the parties hereto that the real property herewith conveyed as above described shall never be used as a cemetery of any kind. This restriction shall run with the land.

This conveyance and all covenants and warranties of the GRANTORS herein [whether express, implied or statutory] are made subject to: (1) the lien for ad valorem taxes hereinafter falling due, payment of which is expressly assumed by the GRANTEES; (2) any easements, encumbrances, restrictions of record or in use; (3) any mineral rights not owned by the GRANTORS; and (4) matters of survey.

And the GRANTORS do for themselves, their heirs and assigns, covenant with the GRANTEES, their heirs and assigns as follows: that we are lawfully seized in fee simple of the real estate; that it is 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 warrant and defend the same to the 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 28th day of June, 2019.

Frank L. Thiemonge, III

STATE Alabama)

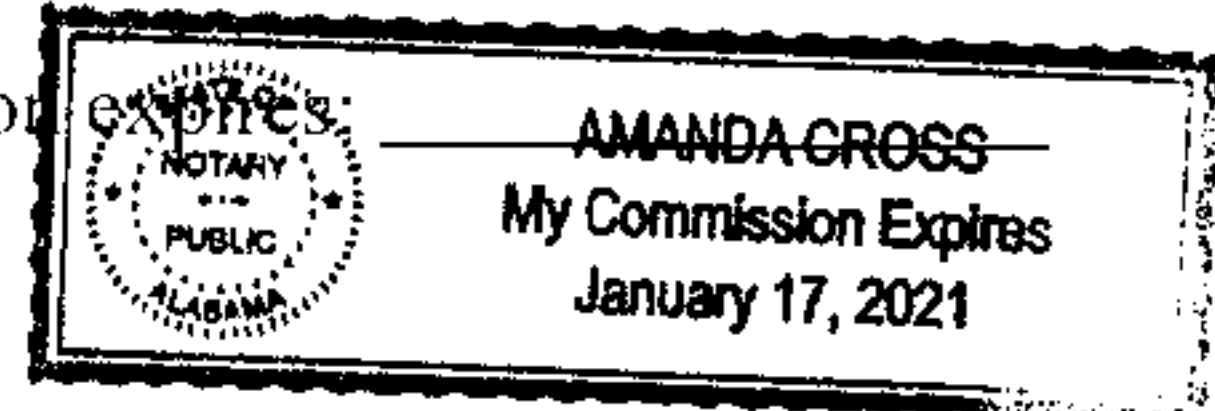
COUNTY OF Mobile) **ACKNOWLEDGMENT**

I, a Notary Public in and for said State, hereby certify that **Frank L. Thiemonge, III**, a married man, 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 28th day of June, 2019.

Amanda Cross
Notary Public

My commission expires



20190710000245510 2/6 \$576.00
Shelby Cnty Judge of Probate, AL
07/10/2019 09:53:50 AM FILED/CERT

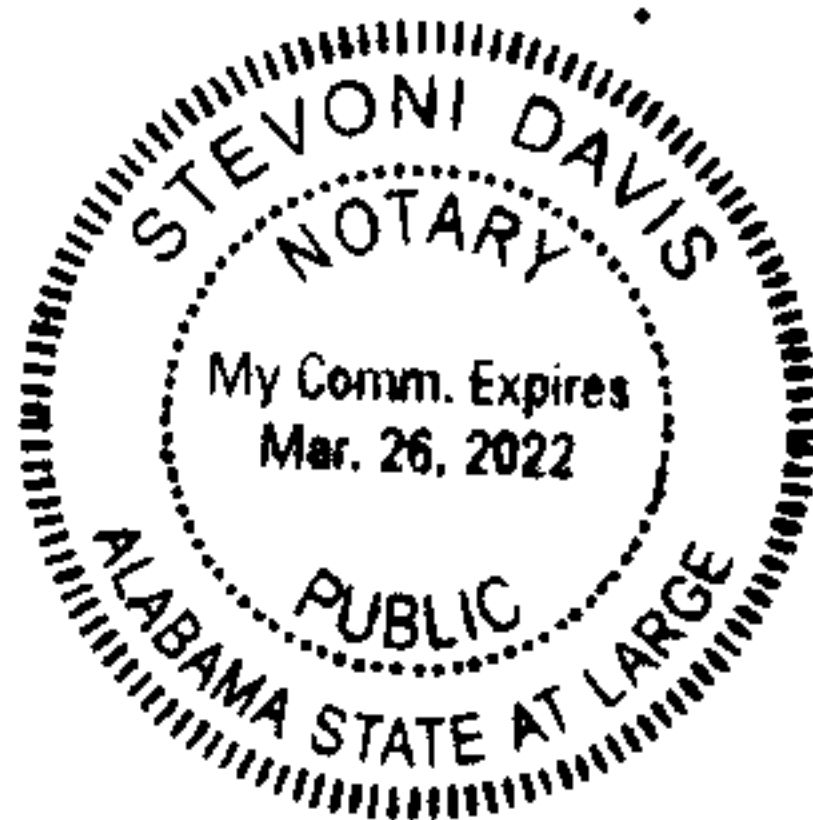
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27 day of June, 2019.

Marjorie Callander
Marjorie Callander

STATE Alabama)
COUNTY OF Montgomery) **ACKNOWLEDGMENT**

I, a Notary Public in and for said State, hereby certify that **Marjorie Callander**, an unmarried woman, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of June, 2019.

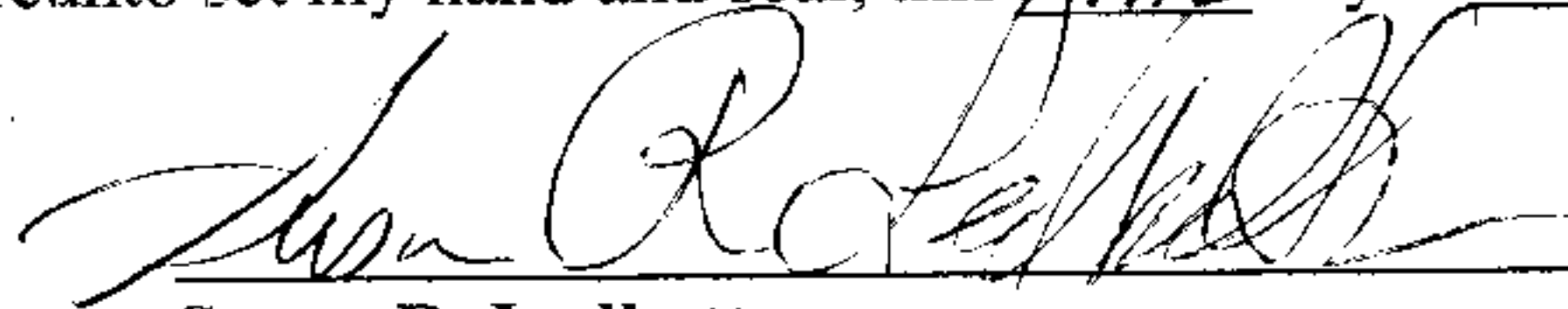


Stevoni Davis
Notary Public
My commission expires: MY COMMISSION EXPIRES MARCH 26, 2022

20190710000245510 3/6 \$576.00
Shelby Cnty Judge of Probate, AL
07/10/2019 09:53:50 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of

June, 2019.



Susan R. Ledbetter

STATE Alabama)

ACKNOWLEDGMENT

COUNTY OF Tuscaloosa)

I, a Notary Public in and for said State, hereby certify that **Susan R. Ledbetter**, an unmarried woman, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of June, 2019.



Notary Public

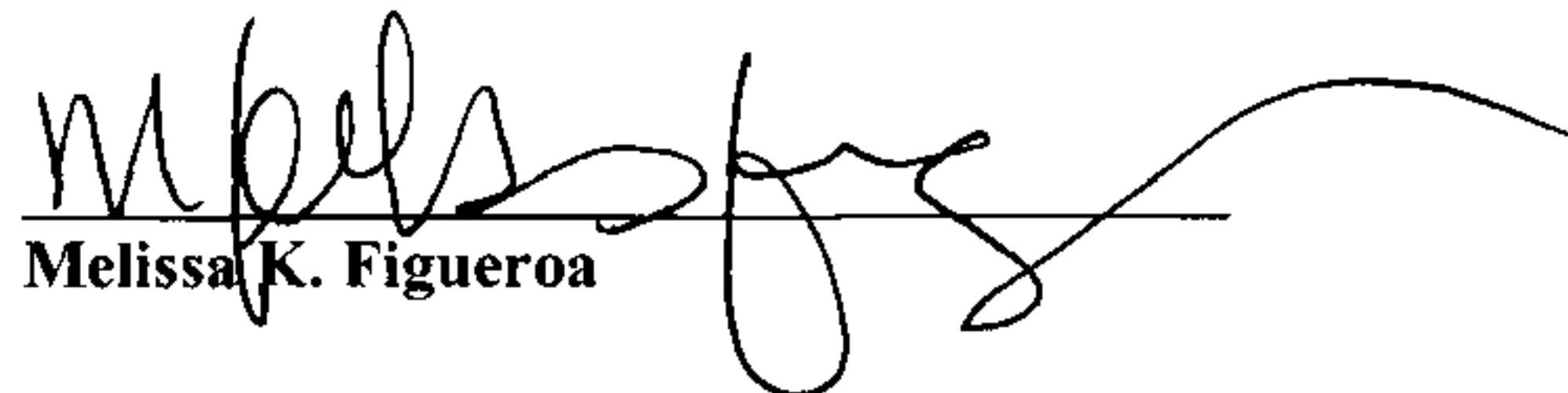
My commission expires: _____

My Commission Expires: 9/27/2019



20190710000245510 4/6 \$576.00
Shelby Cnty Judge of Probate, AL
07/10/2019 09:53:50 AM FILED/CERT

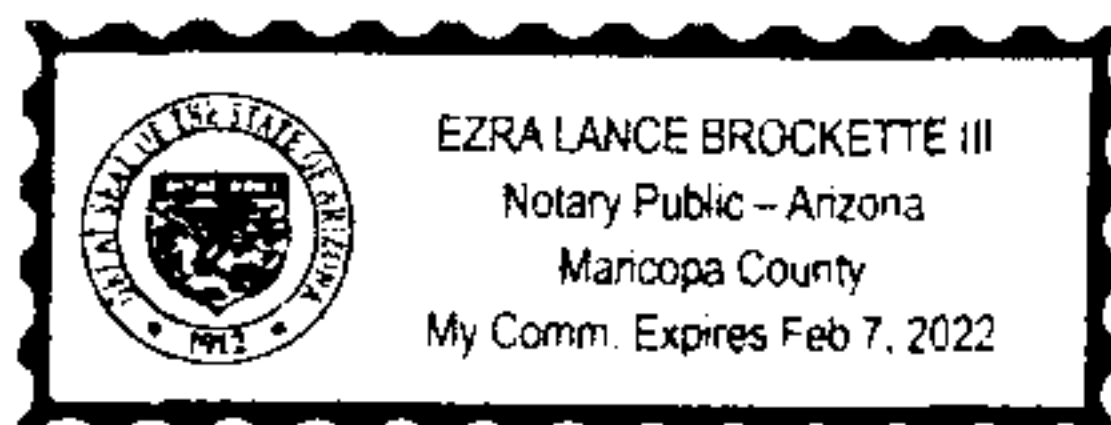
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27 day of June, 2019.



Melissa K. Figueroa

STATE ARIZONA)
COUNTY OF Maricopa) **ACKNOWLEDGMENT**

I, a Notary Public in and for said State, hereby certify that **Melissa K. Figueroa**, a married woman, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of June, 2019.




Notary Public
My commission expires: 2/7/22

INSTRUMENT PREPARED BY:

Jefferson K. Nail
Attorney at Law
P. O. Box 916
Marion, Alabama 36756

[Preparation of this instrument does not constitute an examination of title. The above attorney has made no such title examination unless reflected by separate document signed by the attorney.]



20190710000245510 5/6 \$576.00
Shelby Cnty Judge of Probate, AL
07/10/2019 09:53:50 AM FILED/CERT

Exhibit A

Parcel I

From an iron rod depicting the SW corner of the SE 1/4 of the NE 1/4, Sec. 9, Twp 24N, R12E, Shelby County, Alabama, as beginning point, run N 13°14'39" E 31.98 feet to a concrete post marking the SE corner of Wilmont Gardens Subdivision as per Map Book 4 at Page 6 in the Shelby County Probate Office; thence run along the E line of said subdivision N 425.13 feet; thence continue along said line N 00°02'52" E 624.96 feet to a point where said subdivision line intersects the center of an abandoned road; thence run the next four calls along said road centerline: N 14°54'54" W 157.17 feet; N 22°23'47" W 164.94 feet; N 35°55'04" W 63.04 feet; N 30°45'41" W 146.72 feet to a point on the E right of way line of County Road 8; thence along said right of way line N 09°53'46" E 232.28 feet; thence continue along said right of way N 07°09'30" E 889.79 feet to a fence line; thence along said fence S 88°42'57" E 1404.69 feet to a point; thence continue along said fence S 84°15'01" E 2631.95 feet to a painted line; thence along said painted line S 00°02'13" W 2629.83 feet; thence along a painted line N 85°17'14" W 2649.94 feet; thence continue along said painted line N 88°34'24" W 1323.96 feet back to the beginning point.


Parcel II

From an iron rod depicting the SW corner of the SE 1/4 of NE 1/4, Sec. 9, Twp 24N, R12E, Shelby County, Alabama, run N 13°14'39" E 31.98 feet to a concrete post marking the SE corner of Wilmont Gardens Subdivision as per Map Book 4 at page 6 in the Shelby County Probate Office; thence run along the E line of said subdivision N 425.13 feet; thence continue along said line N 00°02'52" E 624.96 feet to a point where said subdivision line intersects the center of an abandoned road; thence run along said road line N 14°54'54" W 157.17 feet, thence along said road line N 22°23'47" W 164.94 feet; thence continue along said road line N 35°55'04" W 63.04 feet to the beginning point of subject lot: from said point, continue along said road line N 30°45'41" W 146.72 feet to the E right of way line of County Road 8; thence along said right of way line S 09°53'46" W 130.65 feet; thence N 88°24'08" E 97.68 feet back to the beginning point.

Less and except any portions of above property lying within a public road right of way.

The above described Parcels of land are situated in the NE ¼ of Section 9 and the NW ¼ of Section 10, Township 24 North, Range 12 East, Shelby County, Alabama.

Shelby County, AL 07/10/2019
State of Alabama
Deed Tax: \$540.00


20190710000245510 6/6 \$576.00
Shelby Cnty Judge of Probate, AL
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