

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: 6-19-25787

Send Tax Notice To: Rex Smith

Melisa D. Smith  
183 Co. Rd. 414  
Wilsonville, AL 35186

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Three Hundred Thirty Five Thousand Dollars and No Cents (\$335,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mark G. Ray and Jennifer Ray, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rex Smith and Melisa D. Smith**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2019 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$301,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9<sup>th</sup> day of October, 2019.

X Mark G. Ray  
Mark G. Ray

State of Kentucky

County of Daviess

I, Karen Howard, a Notary Public in and for the said County in said State, hereby certify that Mark G. Ray, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of October, 2019.

Karen Howard  
Notary Public, State of Kentucky

My Commission Expires: 9-6-2020

**KAREN HOWARD**  
Notary Public - State at Large  
Kentucky  
My Commission Expires Sept. 6, 2020  
Notary ID 564424



20191021000386060 1/4 \$366.00  
Shelby Cnty Judge of Probate, AL  
10/21/2019 08:10:35 AM FILED/CERT

Jennifer Ray  
Jennifer Ray

State of NORTH CAROLINA


County of MECKLENBURG

I, JONATHAN K CLENDENIN, a Notary Public in and for the said County in said State, hereby certify that **Jennifer Ray**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of October, 2019.

[Signature]  
Notary Public, State of NC  
My Commission Expires: 2/5/2020

**JONATHAN K CLENDENIN**  
Notary Public  
Iredell Co., North Carolina  
My Commission Expires Feb. 5, 2020

  
20191021000386060 2/4 \$366.00  
Shelby Cnty Judge of Probate, AL  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Northwest corner, Section 23, Township 21 South, Range 1 East; thence North 87 degrees 18 minutes 30 seconds West (magnetic bearing) for a distance of 1980.0 feet to a point (iron pin); thence turn an angle of 87 degrees 25 minutes to the right and proceed South 5 degrees 12 minutes East (MB) for a distance of 22.00 feet to a point (iron pin); thence turn an angle of 19 degrees 38 minutes to the left and proceed South 24 degrees 50 minutes East (MB) for a distance of 167.29 feet to a point; thence turn an angle of 90 degrees 0 minutes to the left and proceed North 65 degrees 10 minutes East (MB) for a distance of 30.01 feet to a point (iron pin) being the point of beginning of the parcel of land herein described and also being the Southwest corner of that parcel of land owned by James L. Ray, III; thence turn an angle of 18 degrees 0 minutes to the right (from the North 65 degrees 10 minutes East line extended) and proceed North 83 degrees 10 minutes East (MB) along the James L Ray, III South property line for a distance of 490.67 feet to the point of intersection with Alabama Power Company 397 foot elevation contour (iron pin); thence turn an angle to the right of 68 degrees 51 minutes 11 seconds and proceed in a southeasterly direction along the said 397 foot elevation contour for a distance of 107.74 feet to a point (iron pin); thence turn an angle to the right 104 degrees 23 minutes 50 seconds and proceed in a southwesterly direction for a distance of 481.63 feet to a point (iron pin); thence turn an angle to the right of 78 degrees 46 minutes 09 seconds and proceed in a northwesterly direction for a distance of 165.16 feet to the point of beginning. Said parcel of land is located in the NW ¼ and NE ¼ of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

ALSO, a permanent easement (joint use) for ingress and egress having a width of 20.0 feet (as shown on plat) and tied to and described as follows: Commence at the Southwest corner (iron pin) of the above described parcel of land and proceed northwesterly along the West boundary of said parcel for a distance of 12.0 feet to a point (being the center of the said 20.0 foot width easement); thence turn an angle of 92 degrees 14 minutes 43 seconds to the left and proceed along the centerline of said easement for a distance of 50.5 feet to a point; thence turn an angle of 89 degrees 38 minutes 40 seconds to the left and proceed along said centerline for a distance of 171.77 feet to a point; thence turn an angle of 14 degrees 21 minutes 38 seconds to the left and proceed along said centerline for a distance of 130.61 feet to a point; thence turn an angle of 20 degrees 11 minutes 32 seconds to the right and proceed along said centerline for a distance of 98.18 feet, more or less, to the point of intersection with the North 30 foot right of way line of County Highway 414 (Ray Drive). Said easement is lying in the NW ¼ of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.



20191021000386060 3/4 \$366.00  
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Shelby County, AL 10/21/2019  
State of Alabama  
Deed Tax: \$335.00

## Real Estate Sales Validation Form

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

Grantor's Name Mark G. Ray

Grantee's Name Rex Smith

Mailing Address

Melisa D. Smith

Mailing Address 183 Co. Rd. 414

654 Court side Dr  
Davidson NC 28036

Wilsonville, AL 35186

Property Address 183 Co. Rd. 414

Date of Sale October 15, 2019

Wilsonville, AL 35186

Total Purchase Price \$335,000.00

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

XX 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 of 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 October 09, 2019

Print Mark G. Ray

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1