

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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

Send Tax Notice to:
Kenneth W. Smith

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED THOUSAND AND NO/00 DOLLARS (\$200,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Kenneth W. Smith, a married man (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Darin Wayne Smith and Kenneth Dwayne Smith (herein referred to as Grantees)***, 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, 2019.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse.

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 (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.

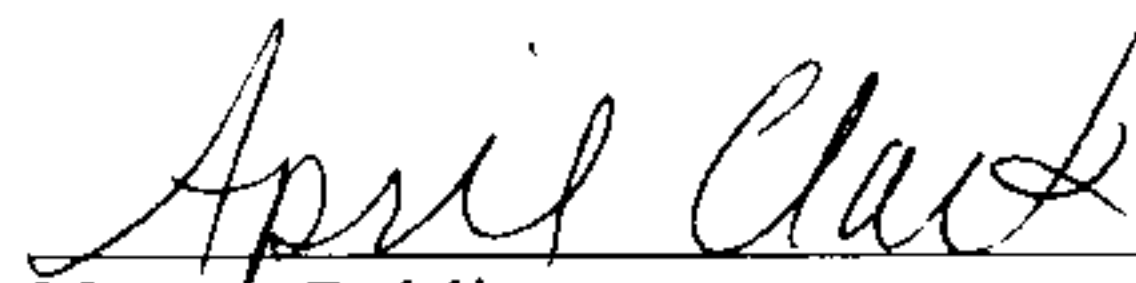
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of July, 2019.

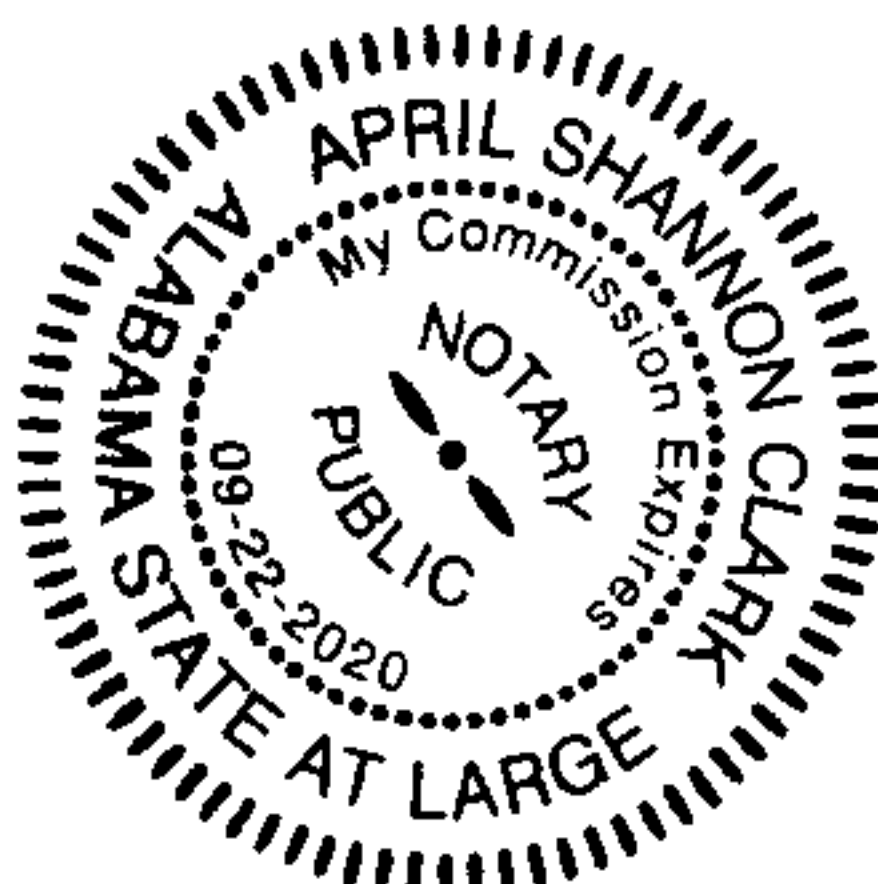

Kenneth W. Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Kenneth W. 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 23rd day of July, 2019.


Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 10/21/2019
State of Alabama
Deed Tax: \$200.00



20191021000386090 1/3 \$228.00
Shelby Cnty Judge of Probate, AL
10/21/2019 08:10:38 AM FILED/CERT

EXHIBIT A – LEAGAL DESCRIPTION

Commence at the northwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter a distance of 357.21 feet to a point; thence turn 91 degrees 42 minutes 45 seconds left and run easterly 1,483.20 feet to a point on the east margin of Shelby County Highway No. #71 and the point of beginning of the property being described; thence continue along last described course 524.52 feet to a point; thence turn 143 degrees 51 minutes 25 seconds right and run southwesterly 229.07 feet to a point; thence turn 131 degrees 43 minutes 40 seconds left and run southeasterly 186.93 feet to a point; thence turn 12 degrees 55 minutes 40 seconds right and run southeasterly along the edge of Lay Lake 151.79 feet to a point; thence turn 57 degrees 50 minutes 13 seconds right and continue along the edge of Lay Lake 35.00 feet to a point; thence turn 68 degrees 00 minutes 00 seconds right and continue along edge of Lay Lake 110.07 feet to a point; thence turn 72 degrees 00 minutes 00 seconds left and run southerly along edge of Lay Lake 149.23 feet to a point in the centerline of a drainage ditch; thence turn 99 degrees 00 minutes 00 seconds right and run westerly along centerline of said ditch 190.61 feet to a point; thence turn 5 degrees 55 minutes 39 seconds left and continue along centerline of said ditch 158.57 feet to a point; thence turn 1 degree 32 minutes 10 seconds right and continue along centerline of said ditch 193.44 feet to a point; thence turn 23 degrees 09 minutes 38 seconds right and continue along centerline of said ditch 89.89 feet to a point; thence turn 14 degrees 51 minutes 26 seconds right and continue along centerline of said ditch 108.57 feet to a point; thence turn 23 degrees 25 minutes 25 seconds left and continue along centerline of said ditch 81.52 feet to a point on the easterly margin of said Shelby County Road No. #71; thence turn 113 degrees 24 minutes 15 seconds right and run northeasterly along said margin of said road 85.93 feet to the P.C. of a curve to the left; thence turn 5 degrees 50 minutes 58 seconds left to chord and run northeasterly along the chord of said curve a chord distance of 266.66 feet to the P.T. of said curve; thence turn 5 degrees 50 minutes 59 seconds left from chord and run along said margin of said road 124.10 feet to the point of beginning.

LESS AND EXCEPT:

PARCEL 3:

Commence at the southwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter a distance of 716.05 feet to a point; thence turn 35 degrees 55 minutes 28 seconds left and run northeasterly 1,045.95 feet to a point; thence turn 3 degrees 10 minutes 53 seconds right and continue northeasterly 112.43 feet to a point in the centerline of an eighteen foot wide asphalt roadway and the point of beginning of the property being described; thence turn 1 degree 47 minutes 55 seconds right and continue northeasterly along centerline of said roadway 192.29 feet to a point; thence turn 107 degrees 06 minutes 02 seconds left and run northwesterly 230.59 feet to a point; thence turn 88 degrees 18 minutes 41 seconds left and run southwesterly 134.46 feet to a point; thence turn 76 degrees 10 minutes 51 seconds left and run southeasterly 184.78 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., PLS #9049, dated September 1, 1994.



20191021000386090 2/3 \$228.00
Shelby Cnty Judge of Probate, AL
10/21/2019 08:10:38 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kenneth W Smith
Mailing Address 100 Heritage Rd
Shelby AL 35143

Grantee's Name Kenneth Duwayne Smith
Mailing Address 6575 Hwy 415
Shelby AL 35143

Property Address Clear Springs Way

Date of Sale 7-23-2019
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 200,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

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 Kenneth W. Smith

Unattested _____

Sign Kenneth W Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

