

Parcel I.D. #: 285223002009
285223002010
285223002011
285223002012

Send Tax Notice To: Smith Development & Management, L.L.C.
3072 Sunview Drove
Cahaba Heights, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Three Hundred Sixty-Five Thousand Dollars and 00/100 (\$365,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Bruce N. Bates and Jerry C. Bates, a married couple, (Bruce N. Bates and Bruce Bates are one and same person. Jerry Bates and Jerry C. Bates are one and the same person.)**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Smith Development & Management, L.L.C.**, hereinafter known as the GRANTEE;


Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, in Block 198, according to J.H. Dunstan's map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

Together with a 20' alley being in Block 198, according to J.H. Dunstan's Map of the Town of Calera, Alabama, being more particularly described as follows:

Commence at the Northeast corner of Lot 6, Block 198, of the J.H. Dunstan's Map, said point also being the intersection of the West right of way of Hillbrook Road and South right of way of Alabama Highway 25; Thence West along the North line of said Lot 6 a distance of 190 feet to the Northwest corner of said Lot 6, said point also being the Point of Beginning of herein described closure of a 20-foot alley; Thence South along West boundary of Lots 6, 5, 4, 3 a distance of 200 feet to the Southwest corner of Lot 3; Thence West along said alley a distance of 20 feet to the Southeast corner of Lot 10; Thence North along the East boundary of Lots 10, 9, 8, 7 a distance of 200 feet to the Northeast corner of Lot 7, said point begin on the South right of way of Alabama Highway 25; Thence East along said right of way a distance of 20 feet to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

Shelby County, AL 01/03/2020
State of Alabama
Deed Tax: \$365.00



20200103000004380 1/4 \$396.00
Shelby Cnty Judge of Probate, AL
01/03/2020 08:01:08 AM FILED/CERT

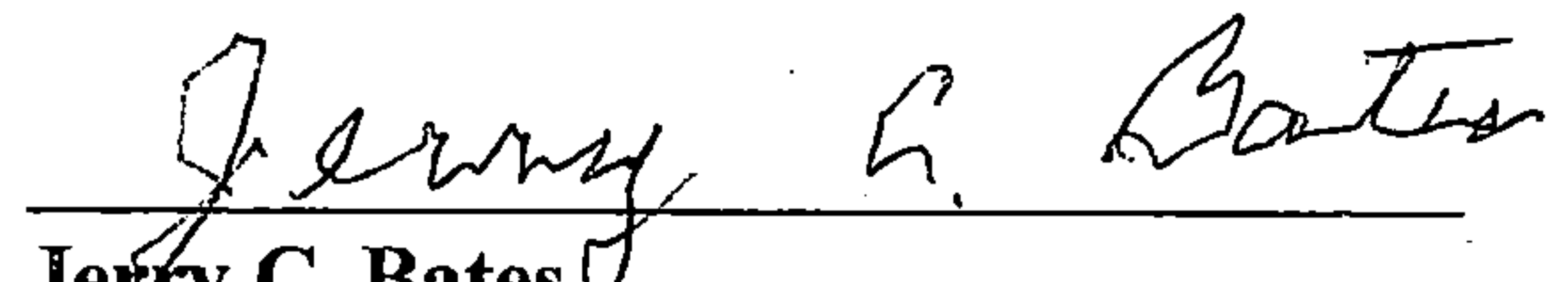
The legal description was provided by the GRANTOR and was taken from that certain title commitment performed by Shelby County Abstract & Title Company, Inc., under policy #MV-2019-25995. This deed was prepared with the benefit of a title search and a survey performed by Christopher M. Ray, Ala. Reg. # 26017 on 18 December, 2019.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

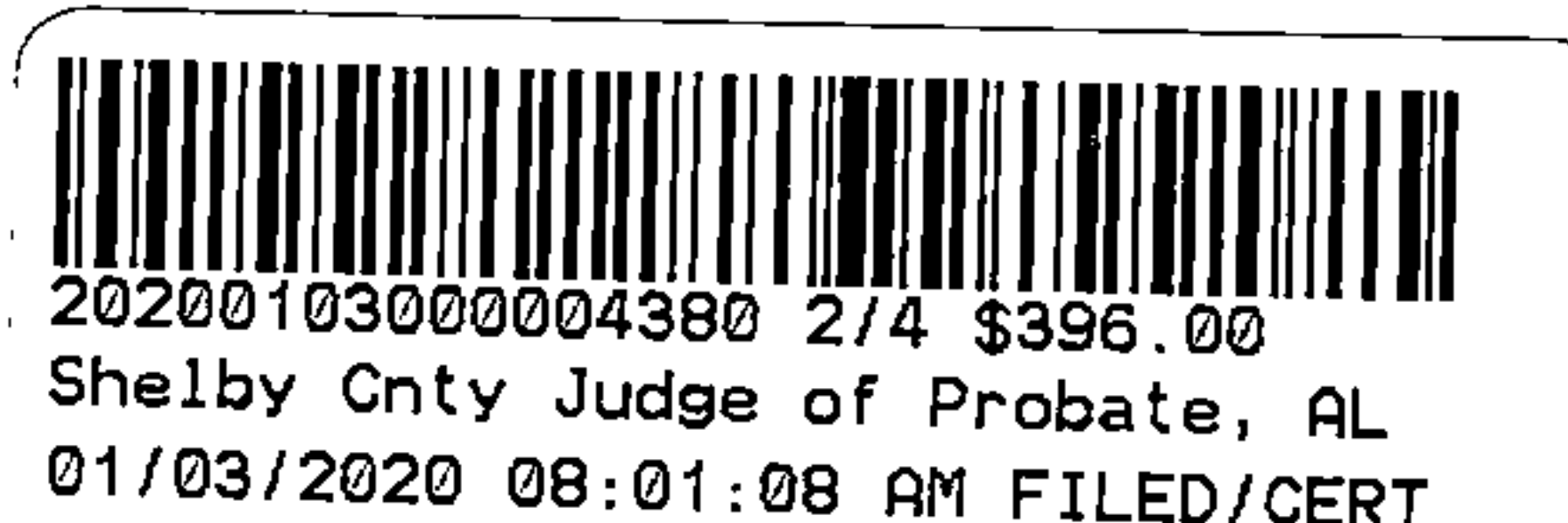
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 30 Day of Dec, 2019.


Bruce N. Bates
GRANTOR


Jerry C. Bates
GRANTOR

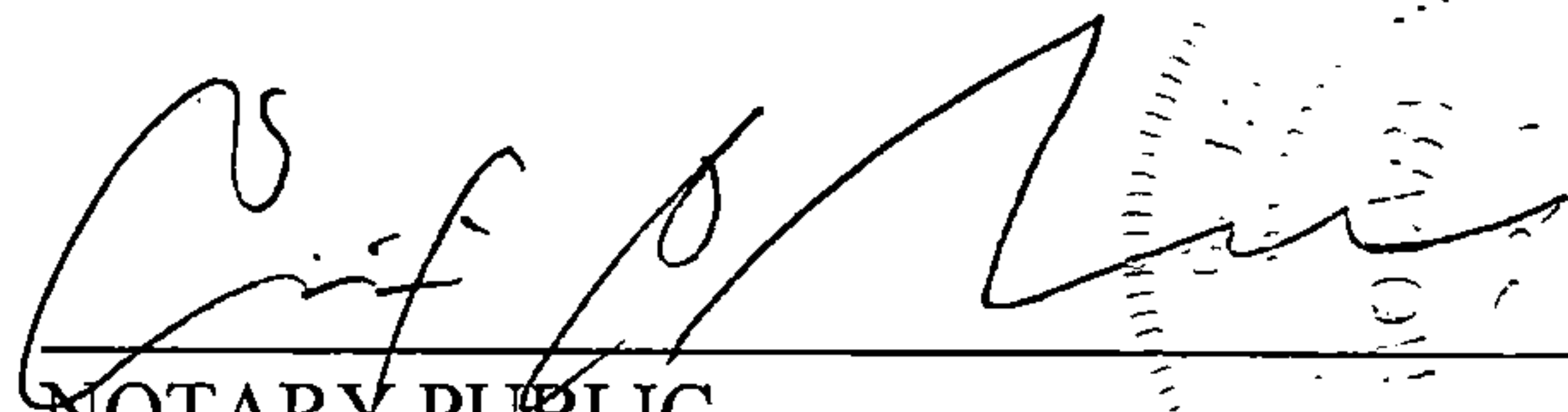
STATE OF ALABAMA)
)
COUNTY OF SHELBY)



I, the undersigned, a Notary Public in and for said State, do hereby certify that *Bruce N. Bates* and *Jerry C. Bates*, a married couple, (*Bruce N. Bates is one and the same person as Bruce Bates. Jerry C. Bates is one and the same person as Jerry Bates.*), whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of

office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 30 Day of
DEC, 2019.


NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.



20200103000004380 3/4 \$396.00
Shelby Cnty Judge of Probate, AL
01/03/2020 08:01:08 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 Bruce Bates
Mailing Address Box 283
Calera, AL 35040

Grantee's Name Smith Development
Mailing Address 3072 Sunrise Dr
Shahale Heights, AL

Property Address 1132 Hwy-25
Calera, AL

Date of Sale 12/30/19

Total Purchase Price \$ 365,000.-

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20200103000004380 4/4 \$396.00
Shelby Cnty Judge of Probate, AL
01/03/2020 08:01:08 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
☒ 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 12/30/19

Print BRUCE BATES

Unattested

Sign Bruce Bates

(verified by)

(Grantor/Grantee/Owner/Agent) circle one