

THIS INSTRUMENT PREPARED BY: Rhonda J. Wright  
WRIGHT HOMES, INC.  
6021 McASHAN DRIVE  
McCALLA, AL 35111

SEND TAX NOTICE TO: Greg and Ann Smith  
228 Dogwood Ridge  
Wilsonville, AL 35186

**CORPORATION FORM WARRANTY DEED,  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Shelby County

That in consideration of \$1,000.00

to the undersigned grantor, **WRIGHT HOMES, INC.**, a corporation (herein referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gregory Lance Smith and spouse, Ruth Ann Smith (a married couple);

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, ALABAMA:

**SEE EXHIBIT "A"**

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless noted otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Richard A. Wright, who is authorized to execute this conveyance, has hereto set its signature and seal, this 6<sup>th</sup> day of February, 2020.

ATTEST:

By \_\_\_\_\_  
President

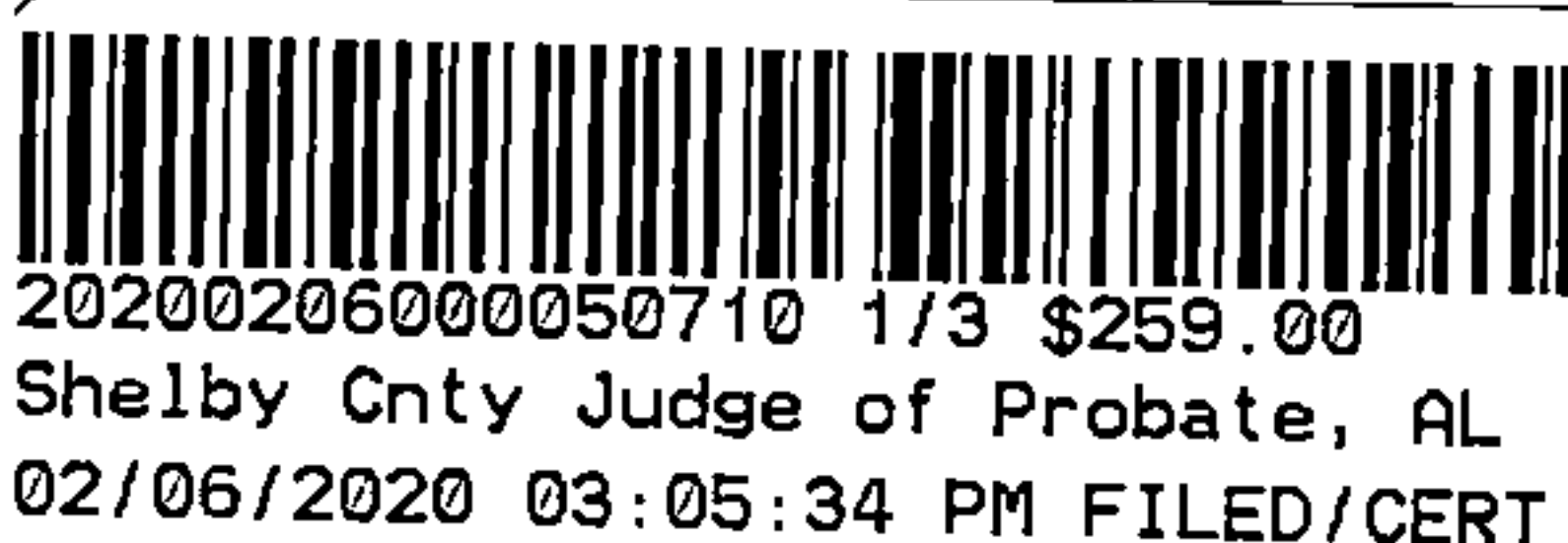
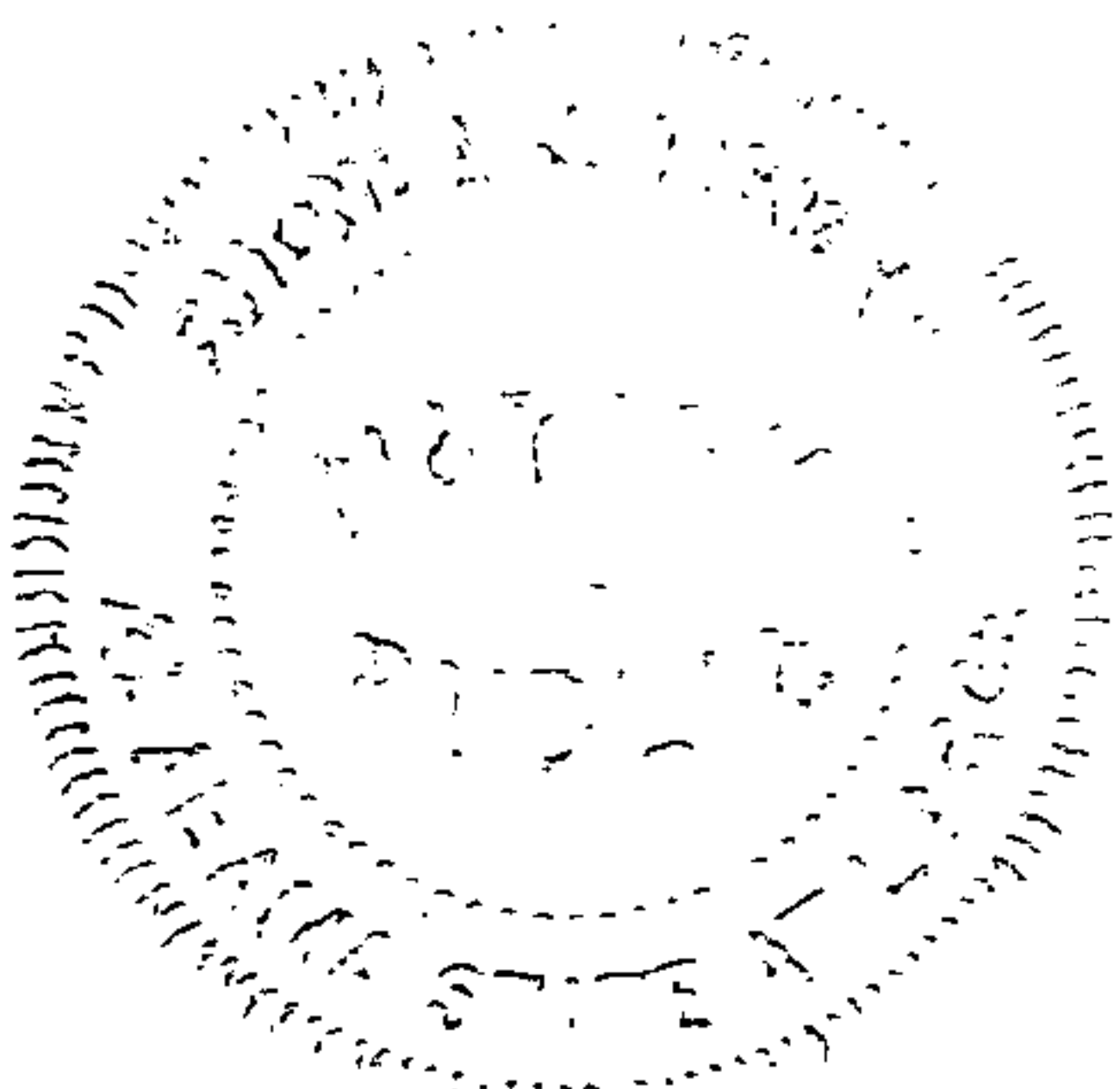
STATE OF ALABAMA  
JEFFERSON COUNTY

I, Rhonda J. Wright, a Notary Public in and for said County, in said State, hereby certify that Richard A. Wright, whose name as President of Wright Homes, Inc. signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 6<sup>th</sup> day of February A.D., 2020.

Rhonda J. Wright  
NOTARY PUBLIC

My Commission Expires: 9-6-22



Shelby County, AL 02/06/2020  
State of Alabama  
Deed Tax:\$231.00

## EXHIBIT "A"

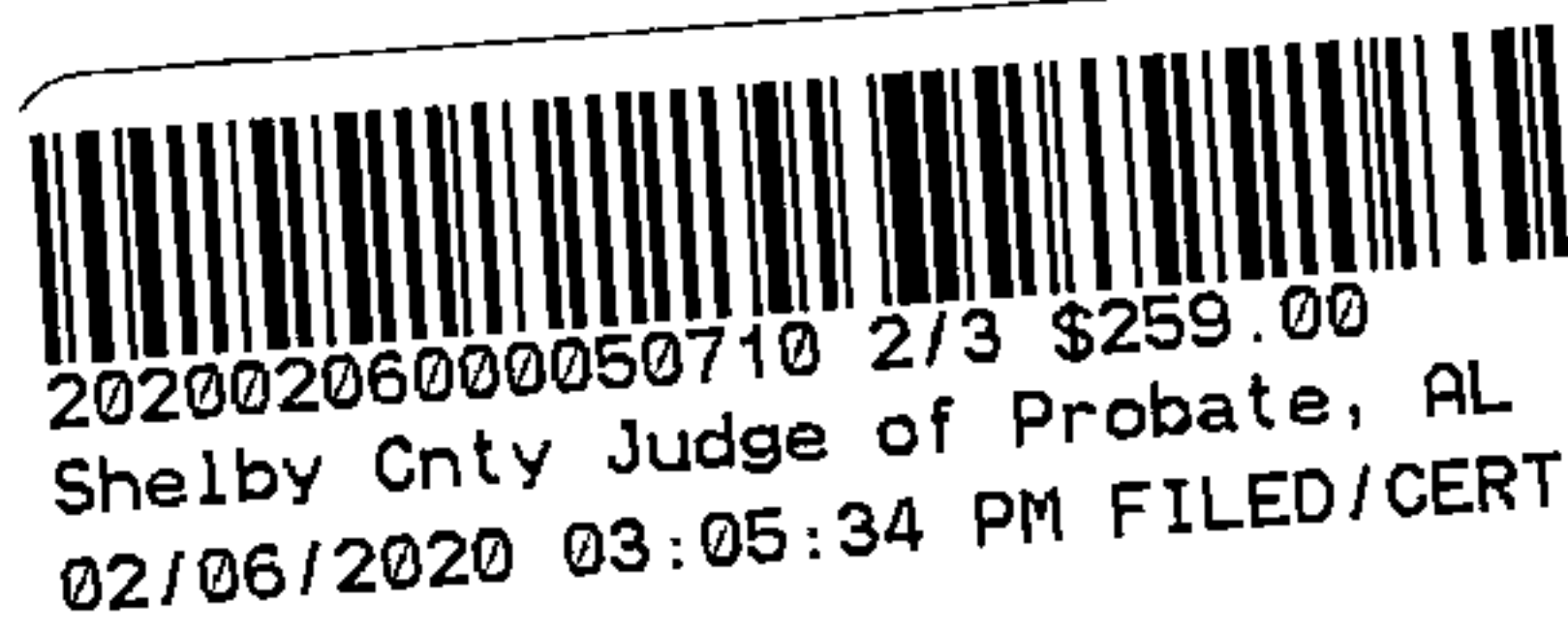
### LEGAL DESCRIPTION

A parcel of land in Government Lots I and K of Fractional Section 7, Township 21 South, Range 2 East, being a part of the land belonging to Jerry and Wiley Smith. Said parcel of land being more particularly described as follows: Beginning at a ½" rebar set, with a cap stamped "S. Wheeler 16165", at the northwest corner of Government lot I of said Section 7; thence N 89°55'13"E, along the north line of Government Lots I and K, a distance of 2022.77 feet to the 397' contour of Lay Lake; thence along said contour the following courses and distances; S 31°42'52" E, a distance of 131.60 feet to a point, S 24°50'25" E, a distance of 118.82 feet to a point, S 11°53'08" E, a distance of 169.14 feet to a point, S 01°54'51"E, a distance of 028.23 feet to a point, Thence S 83°05'52"W, a distance of 2183.24 feet, to a 1" pipe with a cap, found on the West line of Government Lot I, thence N 00°25'41" W, a distance of 664.57 feet to the Point of Beginning.

Also conveyed herein:

An exclusive access easement across Parcel B, described as follows: Beginning at a ½" rebar, stamped "Blain", found at the southwest corner of the Alton and Ellen Abbott Lot as described in Instrument # 1995-21360: Thence N 14°35'50" E, along the West line of said Abbott lot, a distance of 244.16 feet, to a ½" rebar, set at the northwest corner of said lot and stamped "Wheeler 16165"; Thence 14°35'50" E, a distance of 403.48 feet, to a point on the North line of the herein described Parcel B, said point bearing S 83°05'52" W a distance of 2831.31 feet from a ½" rebar set, stamped "Wheeler 16165"; Thence S 83°05'52"W along said North line a distance of 53.74 feet, to a point; Thence S 14° 35' 50" W, a distance of 642.40 feet to a point; thence S 17°38'57" E, a distance of 14.45 feet to a ½" rebar stamped "Wheeler 16165"; Thence N 72°21'03" E, a distance of 50.00 feet to the Point of Beginning.

Situated in *Shelby* County, Alabama.





# Real Estate Sales Validation Form

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

Grantor's Name Wright Homes  
Mailing Address P.O. Box 429  
MSCALLA, AL 35111

Grantee's Name Gredony Smith / Ruth Ann Smith  
Mailing Address 355 SPEIGNER CIR  
DEATSVILLE, AL  
36022

Property Address 228 Dogwood Ridge  
WILSONVILLE, AL  
35186

Date of Sale 2/16/20  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 231,000

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 2/16/20

Print Gred L. Smith

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20200206000050710 3/3 \$259.00  
Shelby Cnty Judge of Probate, AL  
02/06/2020 03:05:34 PM FILED/CERT

Form RT-1