

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-20-26096

Send Tax Notice To: E. L. McCarty III

2321 Hebb Road  
Wilsonville AL 35186

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00)**, 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, **Barry Reagan Smith**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **E. L. McCarty III**, (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

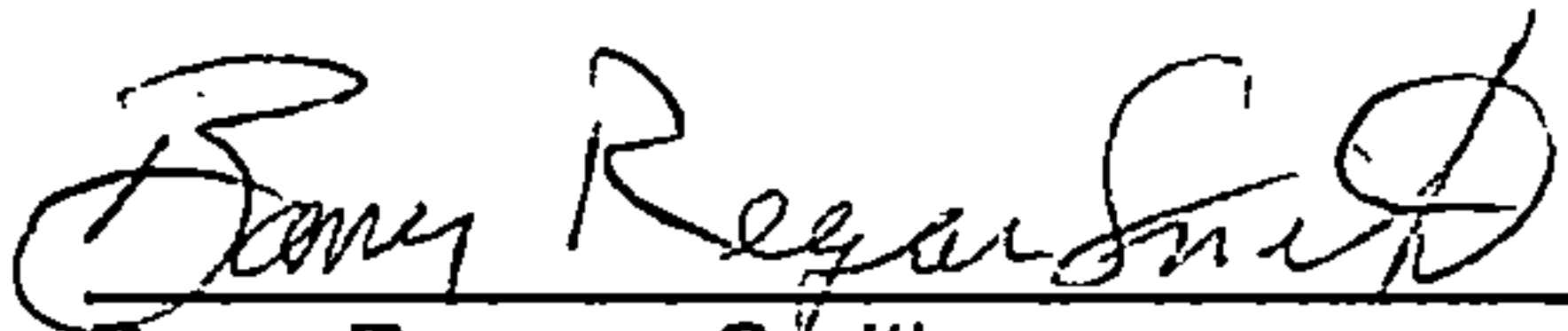
**Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$0.00** 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 Grantee, his, her or their heirs and assigns forever.

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 21st day of February, 2020.

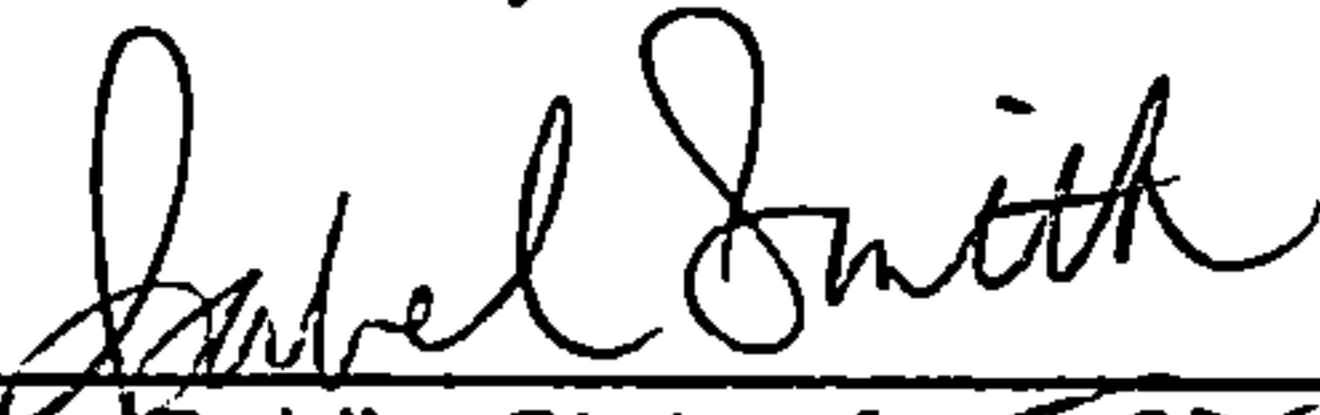
  
Barry Reagan Smith

State of Texas

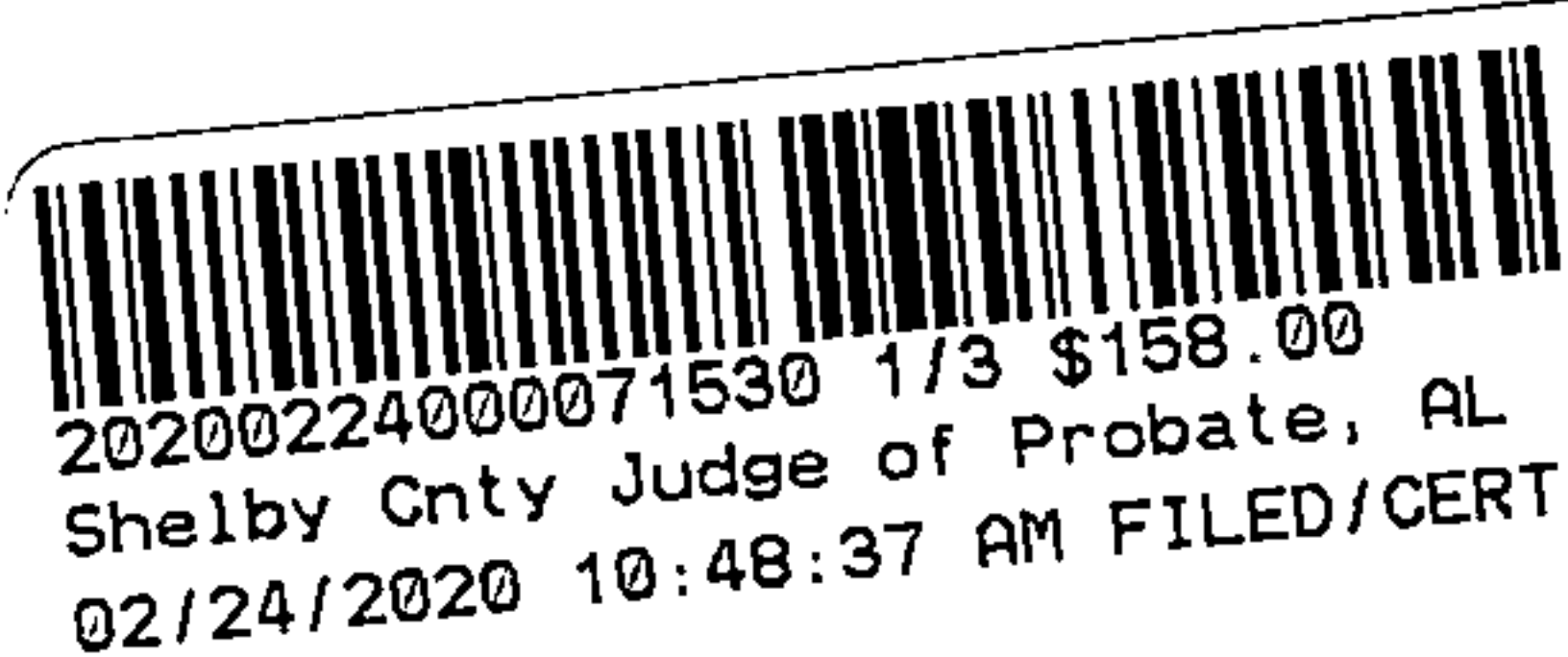
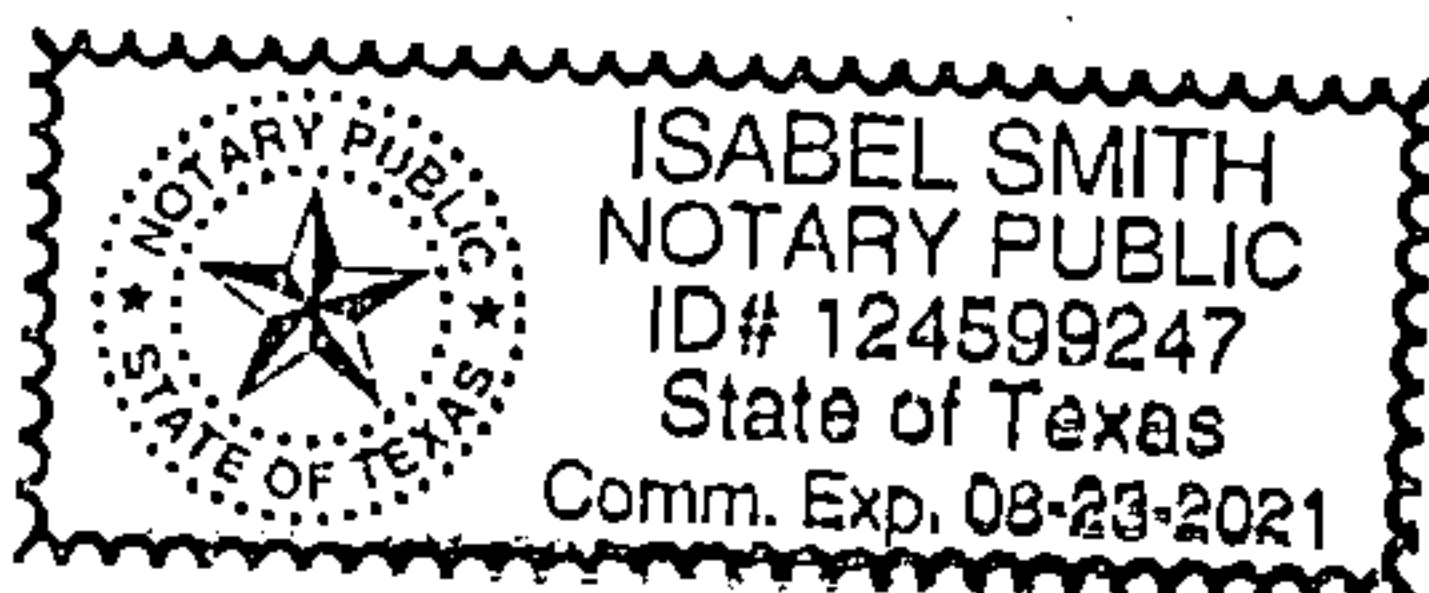
County of Harris

I, Isabel Smith, a Notary Public in and for the said County in said State, hereby certify that Barry Reagan Smith, 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 21st day of February, 2020.

  
Notary Public, State of Texas

My Commission Expires: 8-23-2021



Shelby County, AL 02/24/2020  
State of Alabama  
Deed Tax: \$130.00

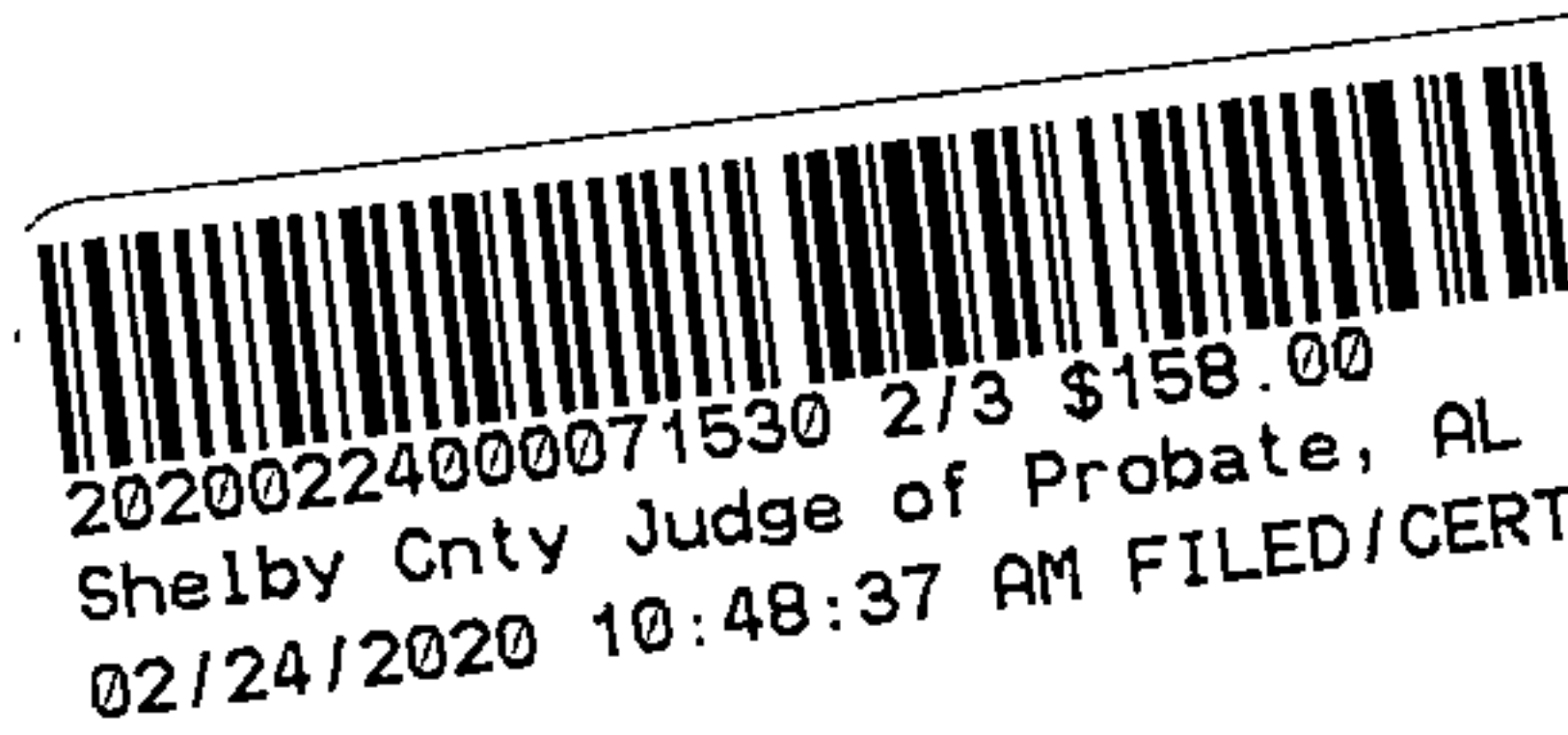
## **EXHIBIT A – LEGAL DESCRIPTION**

The West 20 acres of the following parcel of land:

### **PARCEL D:**

A parcel of land in Government Lots L and M 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 an axle, found at the Southwest corner of Government Lot M of said Section 7; thence North 00 degrees 25 minutes 41 seconds West along the West line of Government Lot M, a distance of 749.62 feet, to a 1/2 inch rebar set, with a cap stamped "S. Wheeler 16165"; thence North 89 degrees 34 minutes 19 seconds East a distance of 1559.04 feet to a 1/2 inch rebar set, with a cap stamped, "S. Wheeler 16165" on the West right of way of a paved road; thence South 25 degrees 27 minutes 58 seconds East, partially along said right of way, a distance of 291.43 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler 16165"; thence South 82 degrees 45 minutes 17 seconds East, a distance of 444.76 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler 16165"; thence South 01 degrees 43 minutes 15 seconds West, a distance of 136.21 feet to a 1/2 inch rebar set, with a cap stamped, "S. Wheeler 16165"; thence South 17 degrees 07 minutes 09 seconds West, a distance of 311.60 feet to a 1/2 inch rebar set, with a cap stamped, "S. "Wheeler 16165", on the South line of Section 7; thence South 89 degrees 46 minutes 14 seconds West, along the South line of said Section 7, a distance of 90.68 feet to a point; thence North 00 degrees 13 minutes 46 seconds West, a distance of 170.00 feet to a point; thence North 89 degrees 46 minutes 14 seconds West, a distance of 200.00 feet to a point; thence North 00 degrees 13 minutes 46 seconds West, a distance of 250.00 feet to a 1/2 inch rebar found; thence South 89 degrees 46 minutes 14 seconds West a distance of 420.00 feet to a 1/2 inch rebar found; thence South 00 degrees 13 minutes 46 seconds East, a distance of 210.00 feet to a point; thence South 89 degrees 46 minutes 14 seconds West a distance of 420.00 feet to a point; thence South 00 degrees 13 minutes 46 seconds East a distance of 210.00 feet to a point on the South line of said Section; thence South 89 degrees 46 minutes 14 seconds West along the South line of Section 7, a distance of 893.44 feet to the point of beginning.





Real Estate Sales Validation Form

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

Grantor's Name	Barry Reagan Smith	Grantee's Name	E. L. McCarty III
Mailing Address	22634 Dabney Meadow Ln Katy TX 77449	Mailing Address	2321 Hebb Rd Wilsonville AL 35186
Property Address	Wilsonville, AL 35186	Date of Sale	February 21, 2020
		Total Purchase Price	\$130,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 February 18, 2020

Unattested (verified by)

Print Barry Reagan Smith  
Sign (Grantor/Grantee/Owner/Agent) circle one

