

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned T. Wayne Smith, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto T. Wayne Smith, Mark A. Smith, and Alton T. Smith (herein referred to as GRANTEES) for and during their joint lives and upon the death of any one of them, then to the survivors for and during their joint lives and upon the death of either of the survivors, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1: tax id # 23 7 25 2 001 011.000

Lot 7C and the West half of Lot 6B, according to the map of Spain Estate as recorded in Map Book 5, page 32, in the Probate Office of Shelby County, Alabama

Parcel 2: tax id # 23 7 25 2 001 014.000


Lot 7 B according to map of Spain Estate as recorded in Map Books, page 32, in the Probate Office of Shelby County, Alabama;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A part of Lot 7B according to map of Spain Estate as recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 32, more particularly described as follows: Begin at the NE corner of said Lot 7B and run thence in a Westerly direction a distance of 206.00 feet along the Northern boundary thereof, to a point which is the NW corner of said Lot 7B; thence turn to the left and run Southerly along the Western boundary of said Lot 7B a distance of 16.00 feet to a point; thence turn to the left and run in a Northeasterly direction a distance of 206.62 feet, more or less, to the point of beginning.

Parcel 3: tax id # 23 7 35 0 003 052.001

Shelby County, AL 05/19/2020
State of Alabama
Deed Tax: \$329.00


20200519000199300 1/4 \$360.00
Shelby Cnty Judge of Probate, AL
05/19/2020 02:07:08 PM FILED/CERT

said resurvey being recorded in Map Book 22, page 115, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


GRANTOR is the surviving grantee named in the deeds recorded in Deed Book 286, page 289, and as Instrument # 2001-55185 and Instrument # 20161219000462920 in the Probate Office of Shelby County, Alabama, the other grantee, C. Diane Smith a/k/a Diane Spain Smith and Carolyn Diane Smith, having died December 7, 2018, while married to GRANTOR.

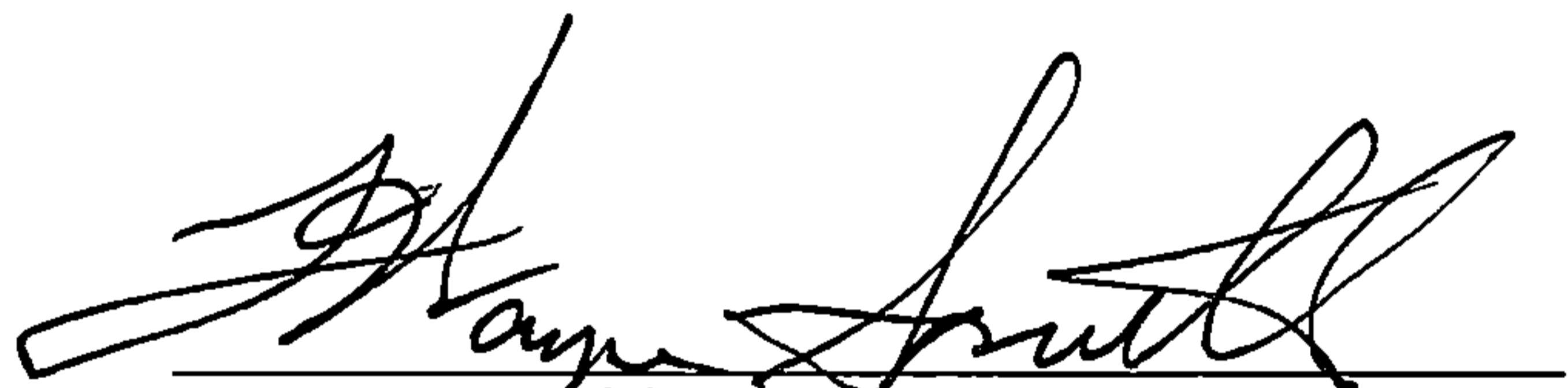
TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

19th day of May, 2020.

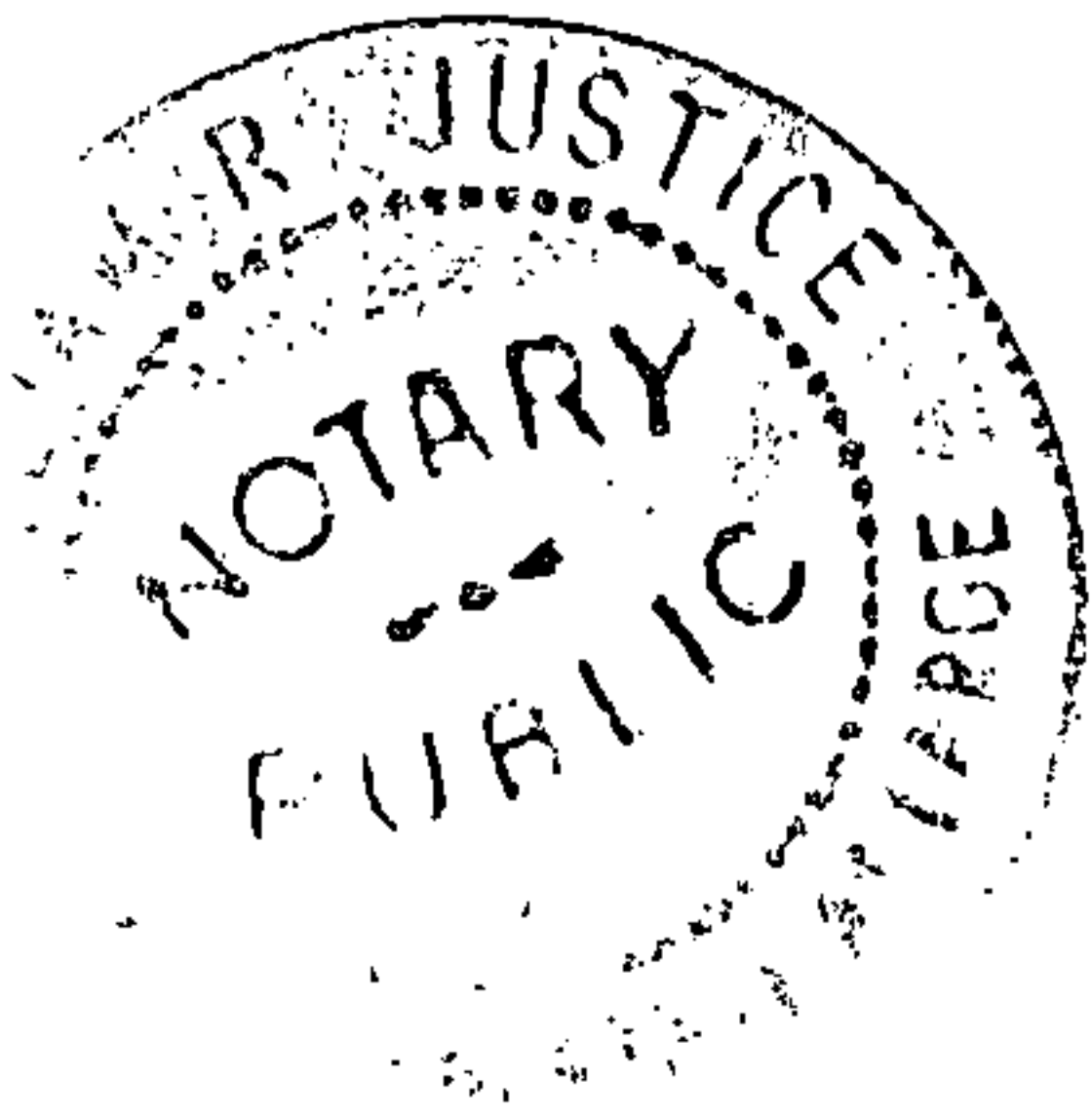

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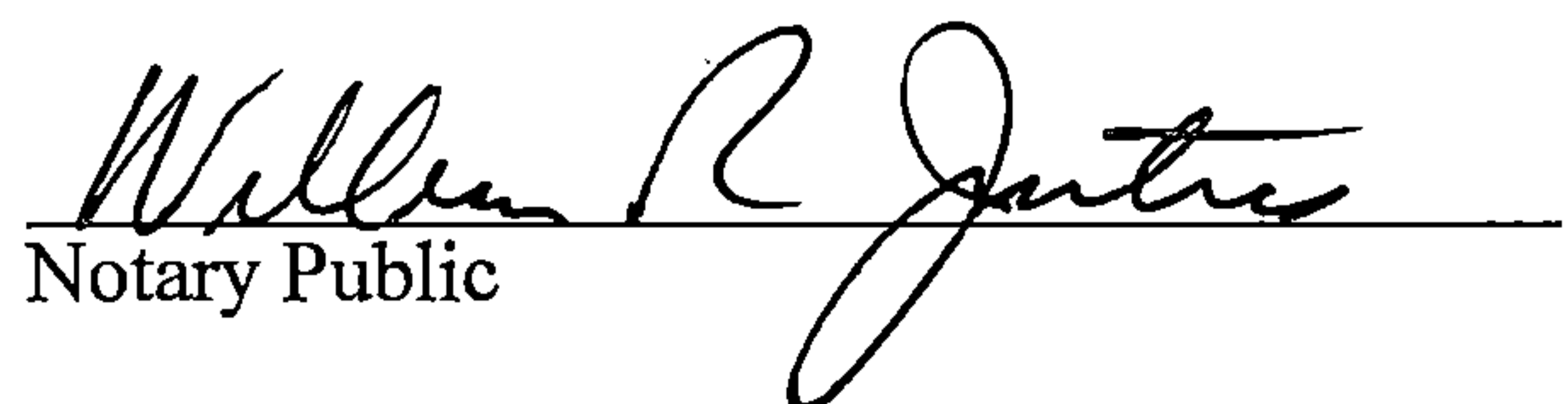

T. Wayne Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Wayne 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 19th day of May, 2020.




Notary Public

A parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 35, Township 21 South, Range 3 West, and run South along the East boundaries of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 2808 feet; thence continue South in the same direction a distance of 296.05 feet to the point of beginning; thence turn right 92 deg. 47 mm. and run West parallel with the North boundary of said quarter-quarter section a distance of 1294.0 feet, more or less, to a point on the East right-of-way line of Alabama Highway Number 119; thence turn to the left and run South along the East right-of-way of said highway a distance of 296.8 feet to a point; thence turn to the left and run East parallel with the North boundary of said quarter-quarter section a distance of 1294 feet, more or less, to a point on the East boundary of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence run North along the East boundary of said quarter-quarter section a distance of 296.05 feet to the point of beginning.

Parcel 4: tax id # 23 7 35 0 003 053.000

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 35, Township 21 South, Range 3 West, more particularly described as follows: Commence at the Northwest corner of Lot 1, Block 1, Meadowgreen Subdivision, Map Book 6, page 59, in the Probate Records of Shelby County, Alabama, and run thence Northerly along the Eastern right-of-way line of State Highway Number 119 a distance of 1256.69 feet to the point of beginning; thence turn an angle of 92 deg. 02 mm. 28 sec. and run Easterly a distance of 585.45 feet to a point; thence turn to the right an angle of 86 deg. 55 mm. 40 sec. and run Southerly 207.08 feet; thence turn to the right an angle of 93 deg. 52 mm. 24 sec. and run Westerly a distance of 300 feet, more or less, to a point on the Eastern boundary of the property conveyed to James S. Dawson and Susan J. Dawson by deed recorded as Instrument # 1993-11593 in the Probate Office of Shelby County, Alabama; thence turn to the right and run Northerly along the Eastern boundary of the Dawson property to the Northeast corner of the Dawson property; thence turn left and run Westerly along the Northern line of the Dawson property a distance of 294.00 feet to the Eastern right-of-way line of State Highway Number 119; thence turn right and run Northerly along the Eastern right-of-way of State Highway Number 119 to the point of beginning.

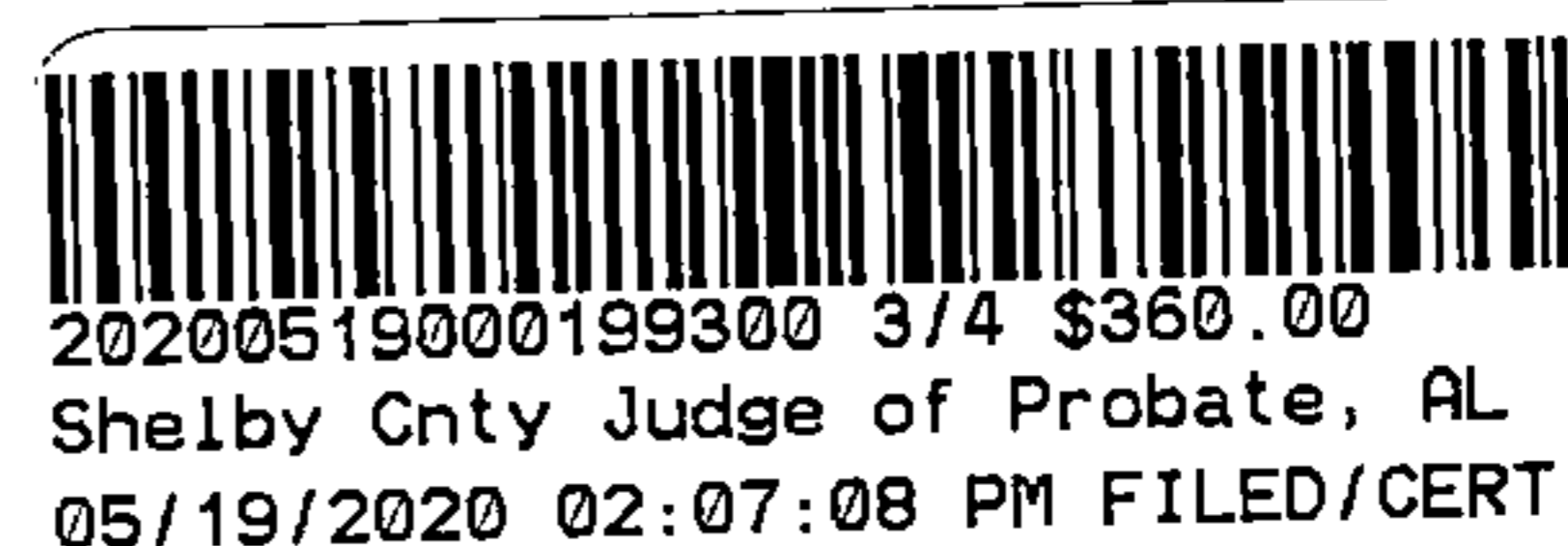
Parcel 5: tax id # 23 7 25 2 001 012.000

The East half of Lot 6B, according to the map of Spain Estate as recorded in Map Book 5, page 32, in the Probate Office of Shelby County, Alabama

Also, a part of Lot 7 B according to map of Spain Estate as recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 32, more particularly described as follows: Begin at the NE corner of said Lot 7 B and run thence in a Westerly direction a distance of 206.00 feet along the Northern boundary thereof, to a point which is the NW corner of said Lot 7 B; thence turn to the left and run Southerly along the Western boundary of said Lot 7 B a distance of 16.00 feet to a point; thence turn to the left and run in a Northeasterly direction a distance of 206.62 feet, more or less, to the point of beginning.

Parcel 6: tax id # 23 1 02 3 001 062.000

Lot 61-A, according to the Resurvey of Lot 61 Block 5, Siluria Mills, located in the SW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, 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 T. Wayne Smith
Mailing Address 2262 Smokey Rd
Alabaster, AL 35007

Grantee's Name T. Wayne Smith and Mark A. Smith
Mailing Address 2262 Smokey Rd and Alton T. Smith
Alabaster, AL 35007

Property Address _____

Date of Sale 5-19-2020
Total Purchase Price \$ _____
or
Actual Value \$ _____

213 Assessor's Market Value \$ ~~317,913~~ 328,913

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 5-19-2020

Print T. Wayne Smith

☐ Unattested

Sign T. Wayne Smith

(verified by)

☒ Grantor/Grantee/Owner/Agent) circle one



20200519000199300 4/4 \$360.00
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Form RT-1