

Send Tax Notice to:
Mr. and Mrs. James Edward Scott
425 Scott Road
Montevallo, Alabama 35115

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051


20200615000243480 1/4 \$56.00
Shelby Cnty Judge of Probate, AL
06/15/2020 02:35:51 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 06/15/2020
State of Alabama
Deed Tax: \$25.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **JESSEE WILLIAM SMITHERMAN**, an unmarried man, and **JESSICA JOY SMITHERMAN MARTIN**, an unmarried woman (herein referred to as Grantors), do grant, bargain, sell and convey unto **JAMES EDWARD SCOTT** and wife, **NANCY GAIL SCOTT** (herein referred to as Grantees), all of our right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

That certain tract of land described as beginning at a point 453 feet North of the SW corner of the NE 1/4 of SE 1/4 of Section 5, Township 22, Range 3 West and run North 15 rods to a gas pipe two inches in diameter driven in the ground; run thence East 28 rods to a gas pipe driven in the ground on the West side of the Montevallo and Dogwood road; run thence South on the West side of the Montevallo and Dogwood road 354 feet to a gas pipe; run thence Northwesterly along the Little Gem Coal Company's mining track and on the North side thereof to the point of beginning, containing 2 acres, more or less.

Also, the surface rights to a tract of land described as starting at the NE corner of the NW 1/4 of SE 1/4 of Section 5, Township 22, Range 3 West, and run thence South along the East line of said forty acres a distance of 217.3 feet to the point of beginning of the lot herein described, run thence West 203.2 feet; run thence South 618.5 feet to a point 50 feet from the center of the Southern Railroad Company's Spur Track; run thence in a Southeasterly direction parallel to said Railroad 203.2 feet to the East line of said NW 1/4 of SE 1/4 of Section 5; thence North along the East line of said 40 acres 647.8 feet to the point of beginning, and containing 2.9 acres, more or less.

Excepting Highway Right of Way, and less and except any portion thereof or interest therein which may have been heretofore conveyed by James V. Scott, now deceased.

The intent hereof is to convey any interest of the Grantors in property described in deeds recorded in Deed Book 175, page 425, and Deed Book 344, page 430, in the Probate Office of Shelby County, Alabama.

Thelma Marie Scott died on or about April 21, 2013. Her husband, James Virgil

Scott, a/k/a J. V. Scott, died on or about November 23, 1974. Thelma Marie Scott and James Virgil Scott had two children, namely, James Edward Scott, being one of the Grantees herein, and Nelda Jean Scott Smitherman, who died on or about September 25, 2019. Nelda Jean Scott Smitherman was survived by her husband, Jessee William Smitherman, one of the Grantors herein, and Jessica Joy Smitherman Martin, being the other Grantor, and the only child of Nelda Jean Scott Smitherman. Neither the Grantors nor the Grantees are aware of any Last Will and Testament of Nelda Jean Scott Smitherman, deceased.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns forever.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of March, 2020.

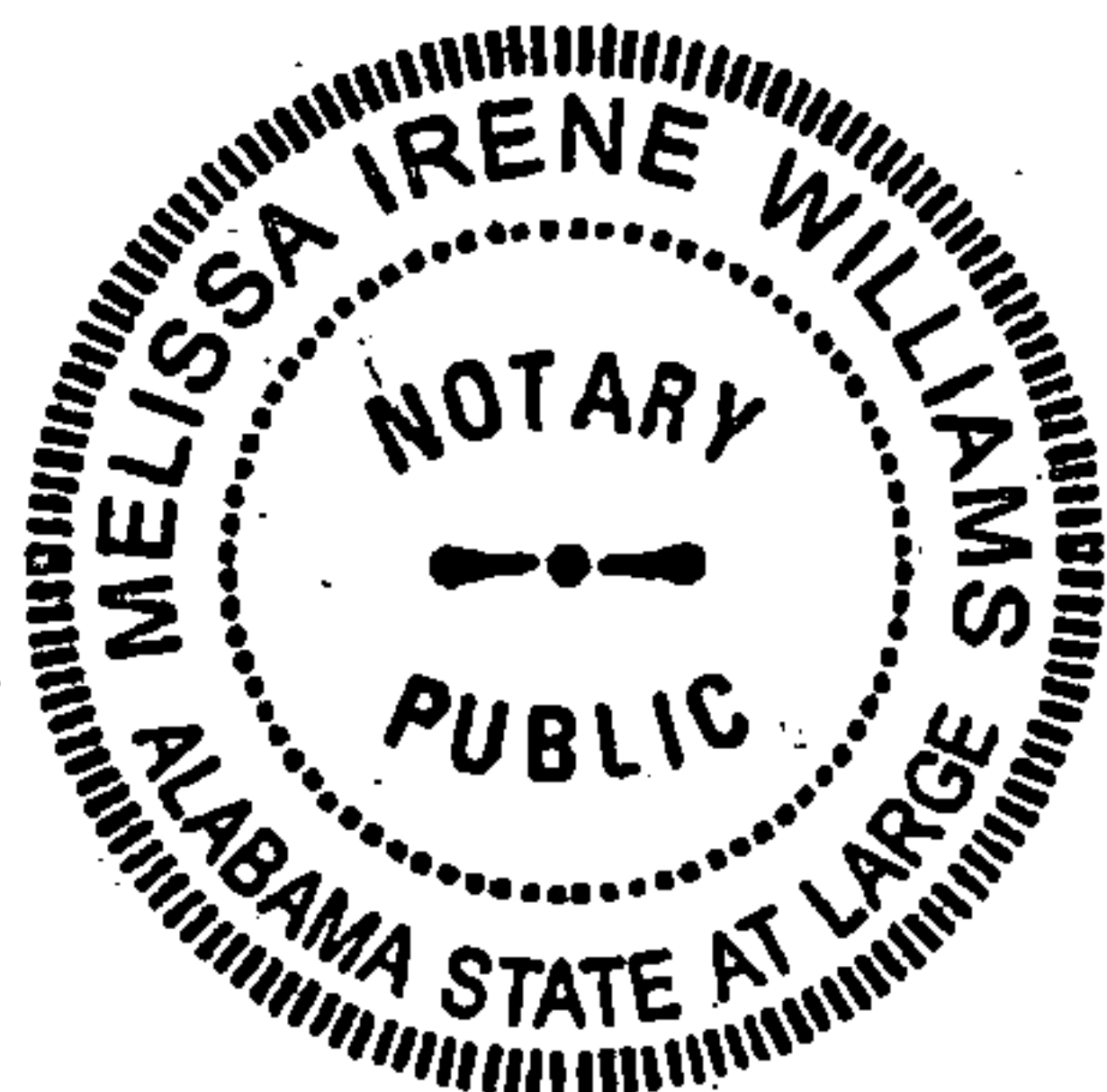
Jessee William Smitherman
 Jessee William Smitherman

Jessica Joy Smitherman Martin (SEAL)
 Jessica Joy Smitherman Martin

STATE OF ALABAMA)
 SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **JESSEE WILLIAM SMITHERMAN**, an unmarried man, 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 12th day of March, 2020.



Melissa Irene Williams (SEAL)
 Notary Public

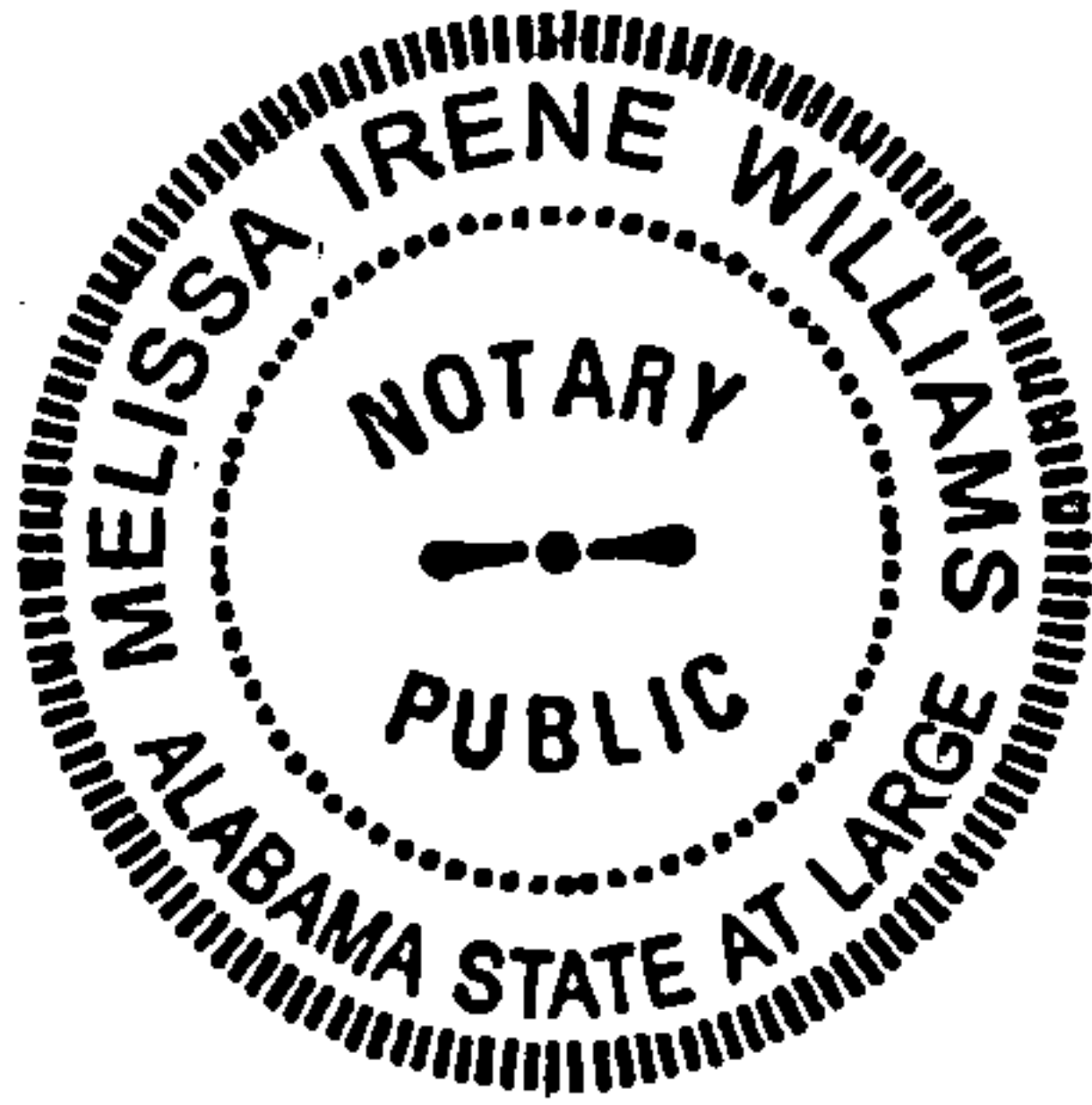
My Commission Expires: _____
 MY COMMISSION EXPIRES JULY 7, 2020

STATE OF ALABAMA)
SHELBY COUNTY)

20200615000243480 3/4 \$56.00
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I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **JESSICA JOY SMITHERMAN MARTIN**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2020.



Melissa Irene Williams (SEAL)
Notary Public

My Commission Expires: _____
MY COMMISSION EXPIRES JULY 7, 2020

Real Estate Sales Validation Form

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

Grantor's Name Jessie William Smithman
Mailing Address Jessie William Smithman
Highway 8 Montevallo, AL 35115

Grantee's Name James Edward Scott
Mailing Address Nancy Gail Scott
425 Scott Road
Montevallo, AL 35115

Property Address 3035 Hwy 17
Montevallo, AL

Date of Sale March 12, 2020
Total Purchase Price \$ 50,000



20200615000243480 4/4 \$56.00
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or
Actual Value \$

or
Assessor's Market Value \$ 1/2 25,000

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 June 15, 2020

Print James Edward Scott
Nancy Gail Scott
Sign Nancy Gail Scott

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1