

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Malachi S. Ray
Amanda B. Ray
6444 Hwy 49
Columbiana, AL 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 **Four Hundred Seventy Five Thousand Dollars and No Cents (\$475,000.00)** 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

Roger Smith and Debra Smith, husband and wife, whose mailing address is:

6444 Hwy 49, Columbiana, AL 35051

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Malachi S. Ray and Amanda B. Ray, whose mailing address is:

169 Frazier Ln, Vincent AL 35178

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 6444 Hwy 49, Columbiana, AL 35051 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$427,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 14th day of July, 2020.

Roger Smith

Roger Smith

Debra Smith

Debra Smith

State of Florida
County of Lee

ID Presented: Driver License

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Smith and Debra 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 2nd day of July, 2020.

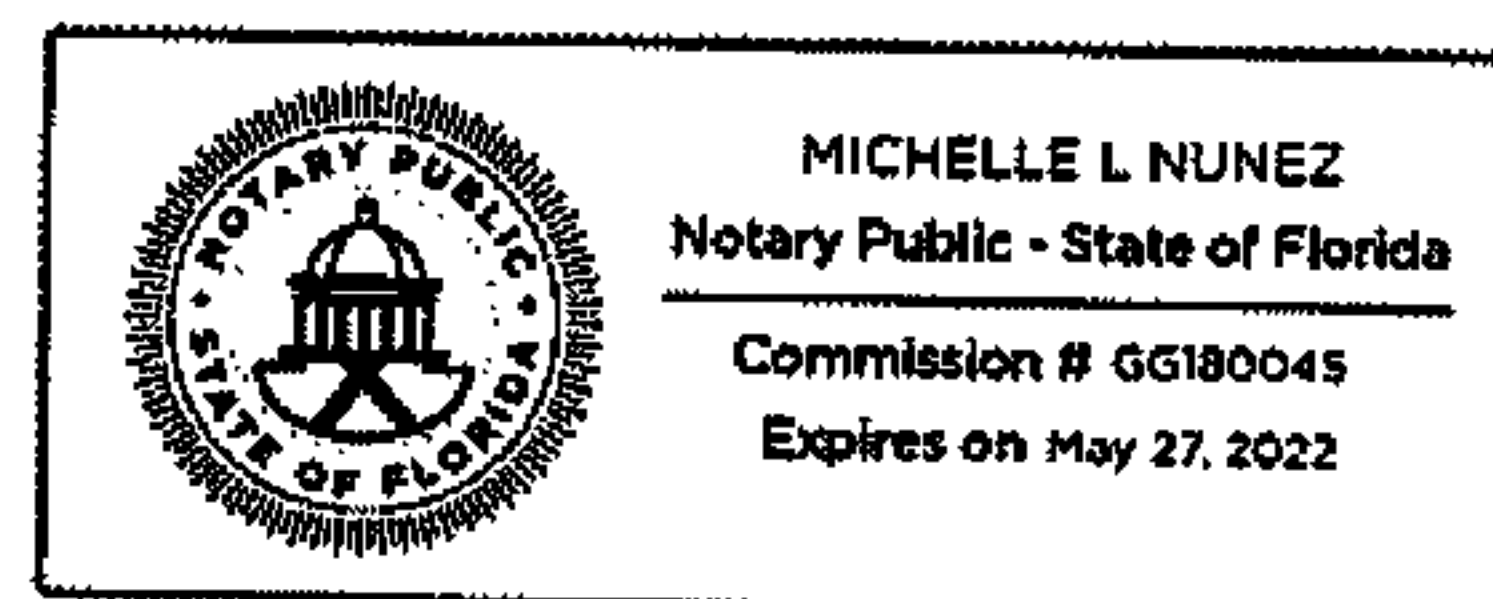
Michelle L Nunez

Notary Public, State of Florida

Michelle L Nunez GG180045

Printed Name of Notary

My Commission Expires: 05/27/2022



Electronic Notary Public

Notarized online using audio-video communication

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commencing at the Southwest corner of Section 12, Township 20 South, Range 1 West, thence South 88 degrees 36 minutes 08 seconds East along the South boundary line of said Section 12 for a distance of 3317 feet to the North Right of way of line of Shelby County Road No. 49 and the point of beginning; thence South 70 degrees 37 minutes 36 seconds East along said road North right of way line for a distance of 285.85 feet; thence North 3 degrees 39 minutes 07 seconds East along a fence line for a distance of 1464 feet to a fence corner; thence South 89 degrees 46 minutes 05 seconds West along a fence line for a distance of 450.80 feet to an iron pin; thence South 1 degrees 50 minutes 54 seconds West a distance of 1319.67 feet to an iron pin on the North right of way line of Shelby County Road No. 49; thence South 70 degrees 37 minutes 36 seconds East along said road North right of way line for a distance of 136.44 feet to point of beginning.

Less and except the following:

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 1 West and in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 20 South, Range 1 West described as follows: Commence at the Southwest corner of said Section 12, Township 20 South, Range 1 West; thence South 88 degrees 36 minutes 08 seconds East along the South boundary line of said Section 12 for a distance of 3,317 feet to the North right of way line of Shelby County Road No. 49; thence South 70 degrees 37 minutes 36 seconds East along said North right of way line a distance of 181.76 feet to the point of beginning of the Property herein excepted; thence continue along said North right of way line a distance of 103.89 feet; thence North 3 degrees 39 minutes 07 seconds East along a fence line a distance of 164.07 feet; thence North 86 degrees 20 minutes 53 seconds West a distance of 100.0 feet; thence South 03 degrees 39 minutes 07 seconds West a distance of 135.93 feet to said point of beginning.

PARCEL 2:

A parcel of land being part of Lot 2 of Roberson Property, as recorded in Map Book 9, page 65 in the Office of Judge of Probate of Shelby County, Alabama, and being more particularly described as follows: Begin at the Southeast corner of the above mentioned Lot 2, said point being the point of beginning; thence North 01 deg. 50 min. 54 sec. East a distance of 496.43 feet; thence North 88 degree. 09 min. 06 sec. West a distance of 159.35 feet; thence South 01 deg. 51 min. 15 sec. West a distance of 445.80 feet; thence South 70 deg. 31 min. 52 sec. East a distance of 167.24 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 3:

A part of Lot 2, of Roberson Property, as recorded in Map Book 9 page 65 in the Office of the Judge of Probate Of Shelby County, Alabama, located in the Southeast 1/4 of Section 12, Township 20 South, Range 1 West, described as follows: Begin at the Northeast corner of said Lot 2 of Roberson Property and run South 1 deg. 50 min. 54 sec. West along the East line of said Lot 2 a distance of 823.15 feet; thence North 88 deg. 09 min. 06 sec. West a distance of 159.35 feet to the West line of Lot 2; thence North 1 deg. 51 min. 15 sec. East along the West Line of said Lot 2 a distance of 817.63 feet to the North line of said Lot 2; thence North 89 deg. 51 min. 53 sec. East along the North line of said Lot 2 a distance of 159.36 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/14/2020 10:05:42 AM
 \$75.50 MISTI
 20200714000291200

Allen S. Bayl