

20200925000432210  
09/25/2020 11:02:54 AM  
DEEDS 1/3

**SEND TAX NOTICE TO:**

Colvin Conway and Lindsey Conway  
267 Strathaven Lane  
Pelham, AL 35124

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2000583

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Forty Thousand and 00/100 Dollars (\$40,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cheryl L. Smith, an unmarried woman**, whose address is: **380 McGuire Road, Indian Springs, AL 35124** (hereinafter "Grantor", whether one or more), by **Colvin Conway and Lindsey Conway**, whose address is: **267 Strathaven Lane, Pelham, AL 35124** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Colvin Conway and Lindsey Conway, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **Butler Road, vacant lot, Alabaster, AL 35007**, to-wit:

**Commence at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 23, Township 21 South, Range 3 west, Shelby County, Alabama and run thence easterly along the South line of said quarter-quarter a distance of 768.70' to a point; thence turn 108 degrees 14 minutes 00 seconds left and run northwesterly a distance of 86.09' to a point; thence turn 06 degrees 52 minutes 00 seconds right and run northwesterly a distance of 162.60' to a point; thence turn 02 degrees 32 minutes 00 seconds left and run northwesterly 209.03' to a point; Thence turn 02 degrees 27 minutes 00 seconds right and run northwesterly a distance of 42.20' to a steel rebar corner and the point of beginning of the property being described; thence continue along last described course a distance of 436.24' to a steel rebar corner; thence turn 83 degrees 45 minutes 00 seconds left and run westerly a distance of 207.01' to a steel rebar corner; thence turn 84 degrees 32 minutes 00 seconds left and run southerly a distance of 90.65' to steel rebar corner; thence turn 04 degrees 03 minutes 30 seconds left and continue southerly a distance of 375.00' to a steel rebar corner; thence turn 98 degrees 00 minutes 00 seconds left and run easterly a distance of 274.15' to the point of beginning.**

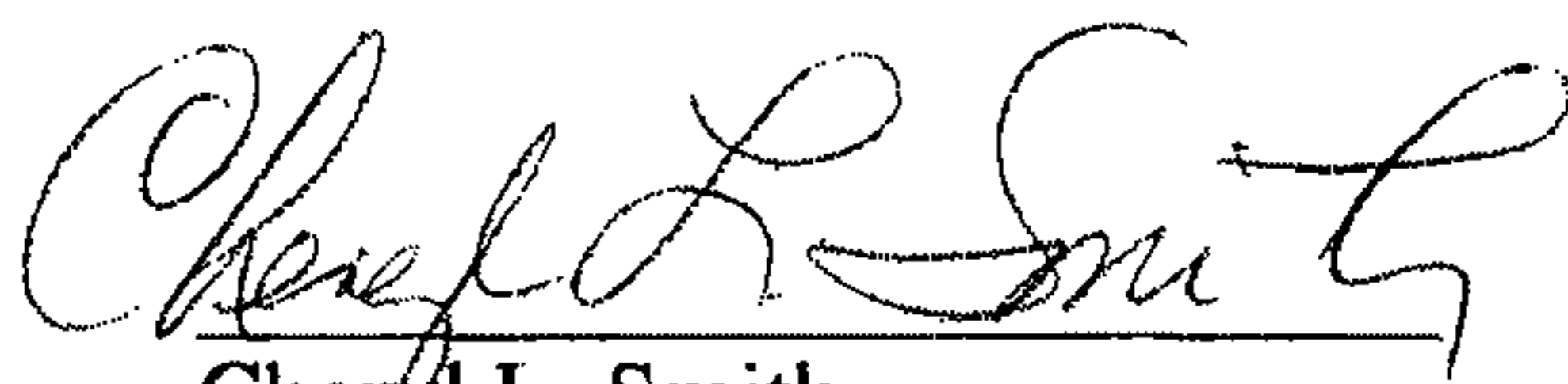
**Cheryl L. Smith is the surviving grantee of that deed recorded in Instrument No. 1999-37475, in the Probate Office of Shelby County, Alabama; the other grantee Robert Lee Smith, having died on or about the 4th day of February, 2017.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$32,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

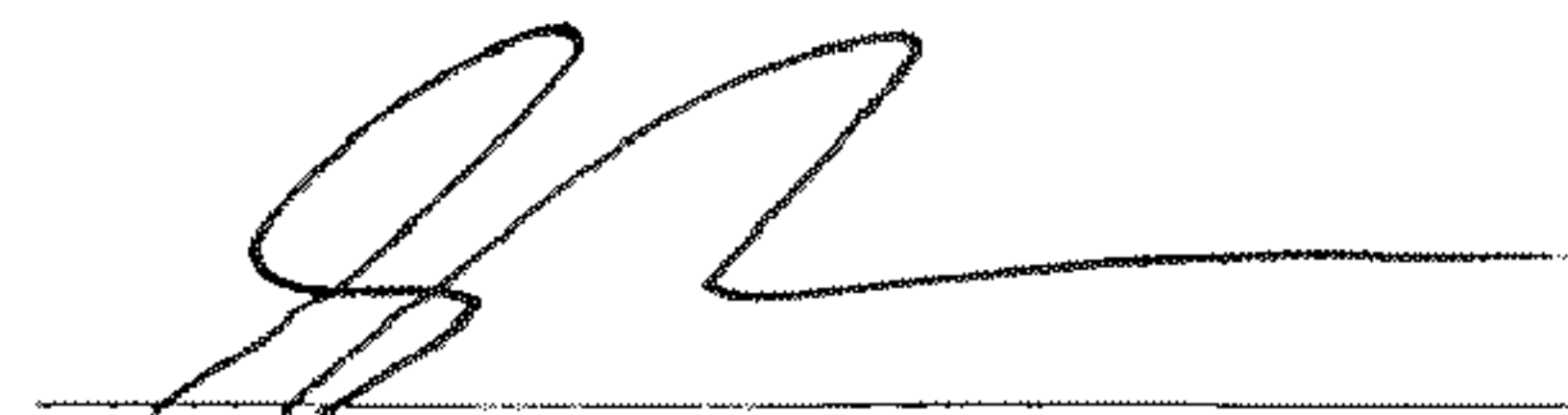
**IN WITNESS WHEREOF**, Grantor, Cheryl L. Smith, has set her signature and seal on this 18th day of September, 2020.

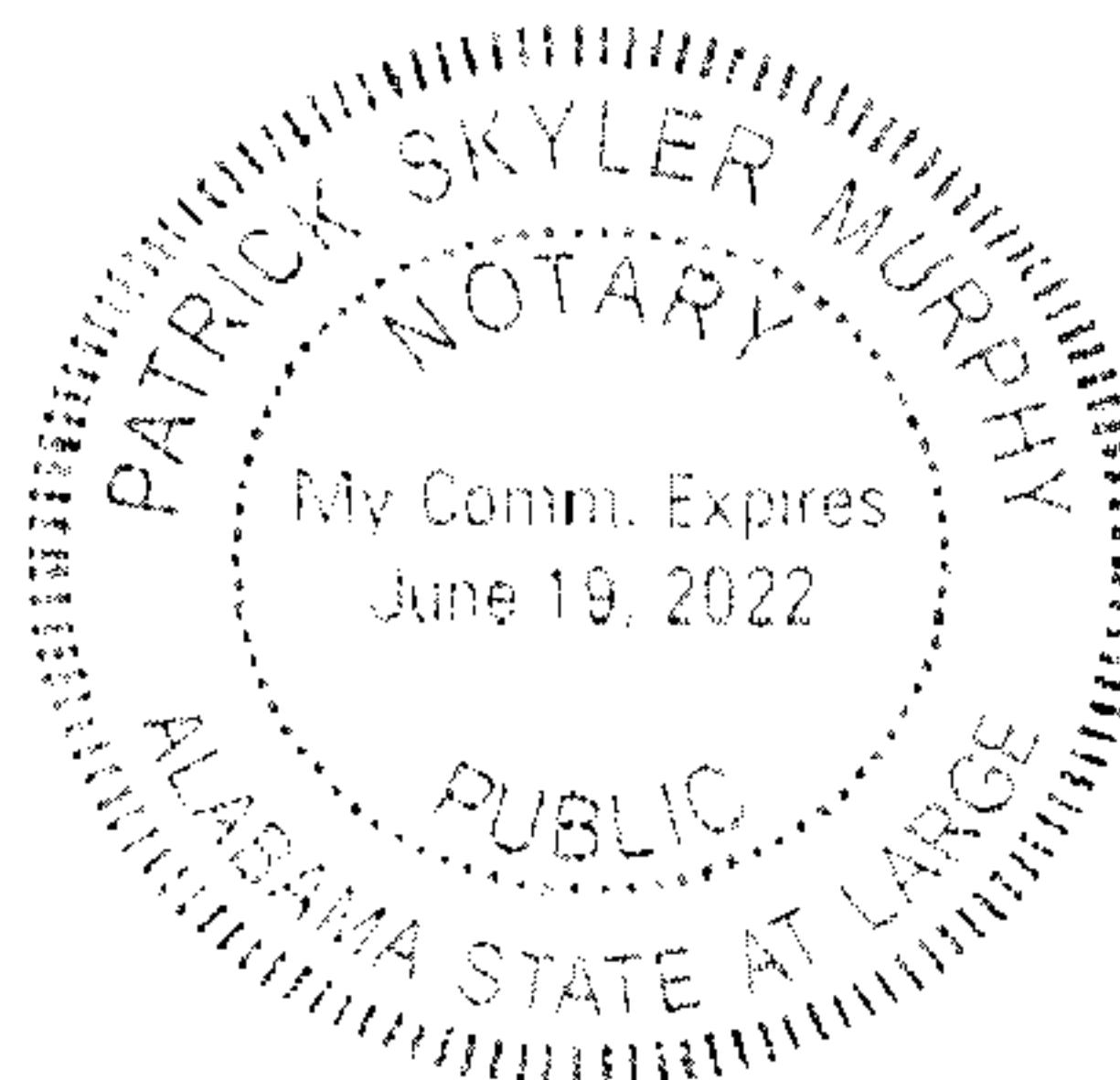
  
Cheryl L. Smith

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Cheryl L. Smith, 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 on this 18th day of September, 2020.

  
Notary Public  
Printed Name: Patrick Skyler Murphy  
My Commission Expires: 6-19-22



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Cheryl L. Smith  
 Mailing Address 380 McGuire Road Indian Springs, AL 35124

Grantee's Name Colvin Conway and Lindsey Conway  
 Mailing Address 267 Strathaven Lane Pelham, AL 35124

Property Address Butler Road Vacant Lot Alabaster AL 35007  
see legal description

Date of Sale 9/18/2020

Total Purchase Price \$ 40,000

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)

☐ 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 9-25-2020

Print Skyler Murphy

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/25/2020 11:02:54 AM  
 \$36.00 CHARITY  
 20200925000432210

*Allen S. Bayl*