

This Instrument was Prepared by:

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

File No.: S-20-26572

Send Tax Notice To: Rebecca Harrell
140 Mistletoe Ln.
Vincent, AL 35178

WARRANTY DEED

State of Alabama

County of Shelby

} Know All Men by These Presents:

That in consideration of the sum of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, 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, **Estate of Mary B. Smiley, Probate Case # PR2016-000138, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rebecca Harrell**, (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 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Mary B. Smiley and Mary Hassett Smiley are one and the same person.

The other Grantee, **Rex R. Smiley**, in Instrument # **20121026000412380** and Instrument # **20121026000412370** is deceased, having died on or about 2/22/2015

\$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 25th day of September, 2020.

ESTATE OF MARY B. SMILEY, PROBATE CASE #
PR2016-000138, SHELBY COUNTY, ALABAMA

Michael R. Smiley
Michael R. Smiley
Co-Personal Representative

Joel D. Smiley
Joel D. Smiley
Co-Personal Representative

David W. Smiley
David W. Smiley
Co-Personal Representative

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Michael R. Smiley, Joel D. Smiley, and David W. Smiley as Co-Personal Representatives of the Estate of Mary B. Smiley, Probate Case # PR2016-000138, Shelby County, Alabama, 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 25th day of September, 2020.

Mike T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

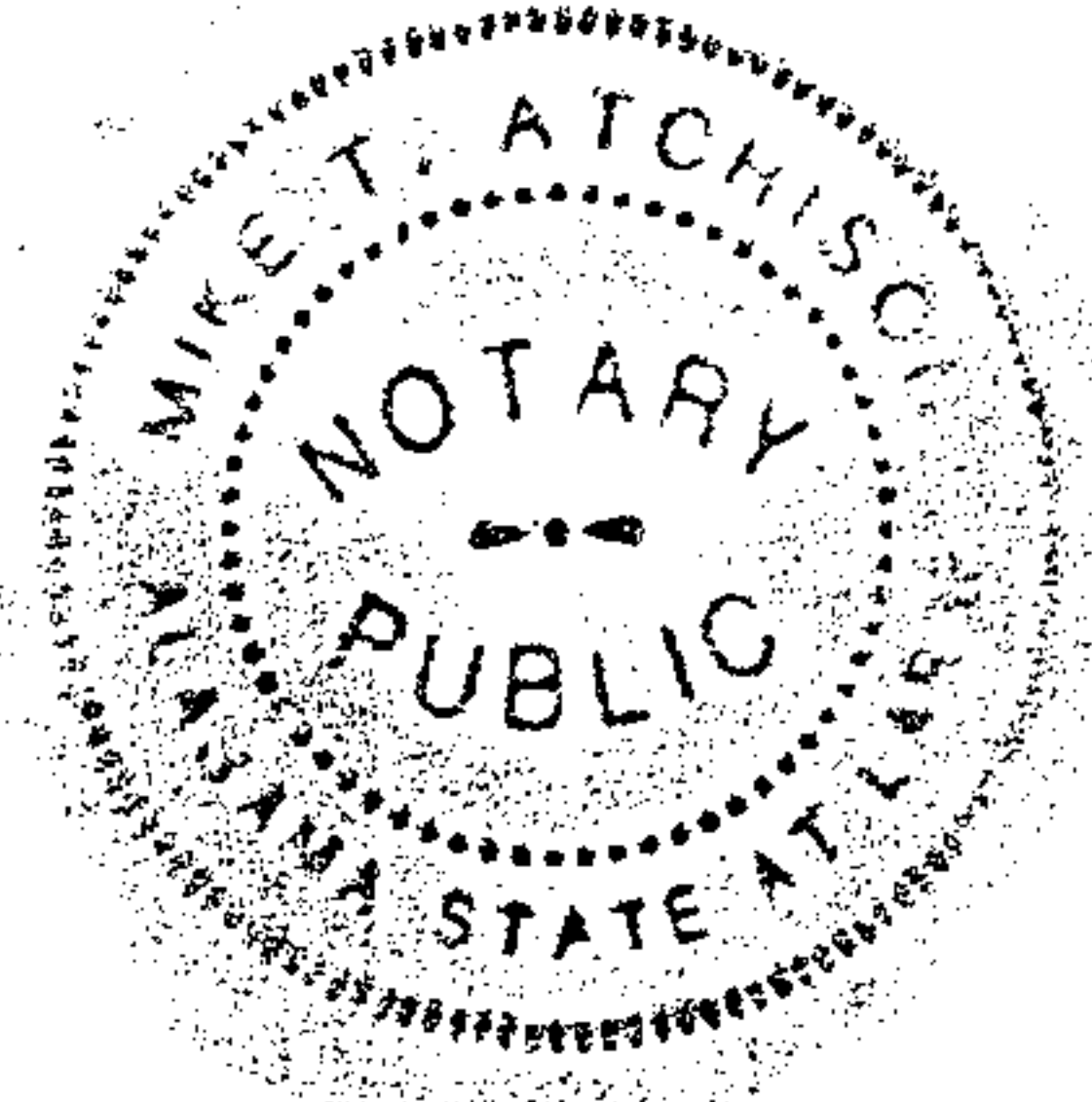


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 677.92 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 605.27 feet to a point on the northerly R.O.W. line of Mistletoe Lane; thence North 88 degrees 55 minutes 51 seconds West and along said R.O.W. line, a distance of 402.59 feet to the approximate center of a ditch; thence North 02 degrees 04 minutes 17 seconds West, leaving said R.O.W. line and along said approximate center of ditch, a distance of 123.73 feet; thence North 07 degrees 45 minutes 53 seconds West and along the approximate center of ditch, a distance of 147.84 feet; thence North 10 degrees 11 minutes 39 seconds West and along the approximate center of ditch, a distance of 346.47 feet; thence South 88 degrees 25 minutes 50 seconds East and leaving said approximate center of ditch, a distance of 488.47 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated October 10, 2012.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2020 04:03:26 PM
\$150.00 CHERRY
20200925000434090

Allen S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Mary B. Smiley, Probate Case # PR2016-000138, Shelby County, Alabama	Grantee's Name	Rebecca Harrell
Mailing Address	155 Mistletoe Lane Vincent, AL 35178	Mailing Address	140 Mistletoe Ln. Vincent, AL 35178
Property Address	140 Mistletoe Ln. Vincent, AL 35178	Date of Sale	September 25, 2020
		Total Purchase Price	\$120,000.00
		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 September 16, 2020

Print Estate of Mary B. Smiley, Probate Case # PR2016-000138, Shelby County, Alabama

Unattested
(verified by)

Sign Meshal Smiley
(Grantor/Grantee/Owner/Agent) circle one