

20201001000445590
10/01/2020 03:59:42 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Jonathan Lyle Smith and Jennifer Wright Smith
194 Indian Forest Rd
Indian Springs, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001440

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$412,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brad S. Arnold Sr. and Rebekah D. Arnold, husband and wife**, whose address is 418 Highgate Hill Rd. Indian Springs Village, (hereinafter "Grantor", whether one or more), by **Jonathan Lyle Smith and Jennifer Wright Smith**, whose address is 175 Willow Ridge Dr, Indian Springs, 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 **Jonathan Lyle Smith and Jennifer Wright Smith, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **194 Indian Forest Road, Indian Springs, AL 35124**, to-wit:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 29, Township 19 South, Range 2 West, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows: Begin at the Northeast corner of said quarter-quarter section; thence in a Southerly direction along and with the East line of said quarter-quarter section 215.46 feet to a point; thence with a deflection of 85 degrees 15 minutes 07 seconds right, leaving said East line, 155.04 feet to a point; thence with deflection of 51 degrees 17 minutes 38 seconds right, 304.26 feet to a point; thence with a deflection of 128 degrees 07 minutes 55 seconds right, 56.27 feet to a point; thence with a deflection of 83 degrees 24 minutes 00 seconds right 9.00 feet to a point on the North line of said quarter-quarter section; thence with a deflection of 90 degrees 00 minutes 00 seconds right, along and with said North line 307.63 feet to the point of beginning, forming a closing interior angle of 91 degrees 16 minutes 40 seconds.

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.

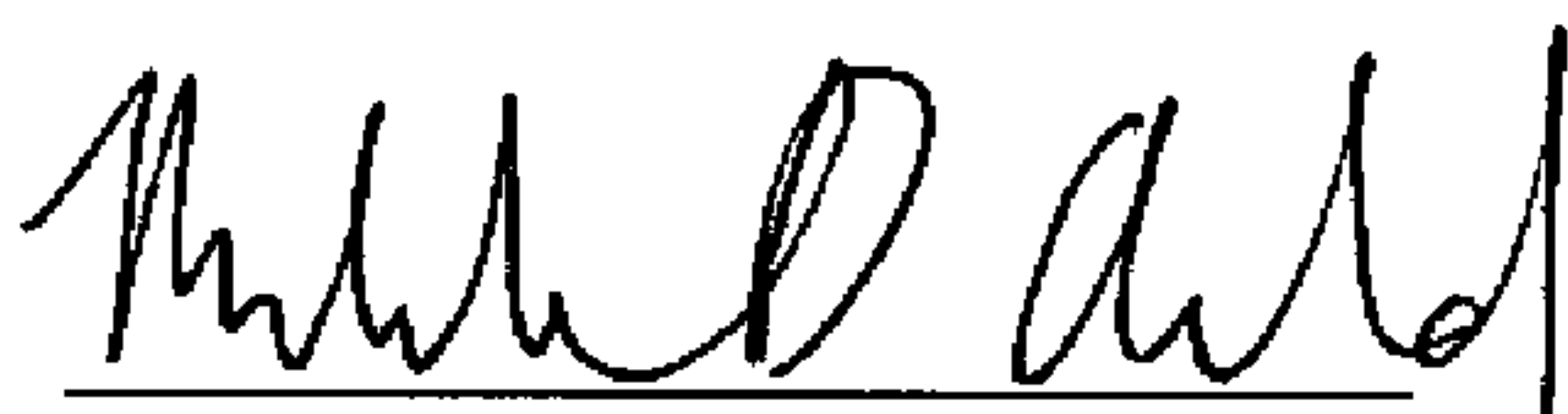
Subject to a third-party mortgage in the amount of \$350,625.00 executed and recorded simultaneously herewith.

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 has set their signature and seal on this 30th day of September, 2020.

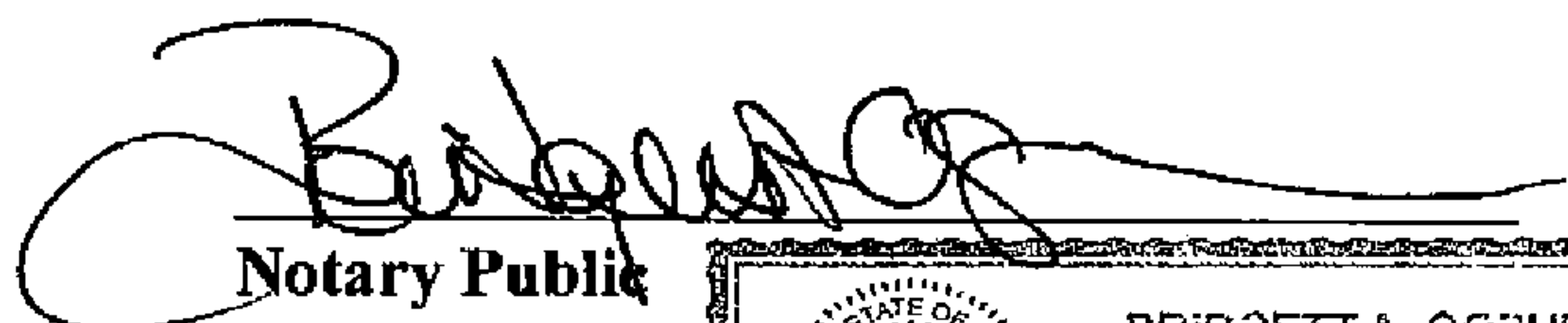

Brad S. Arnold Sr.

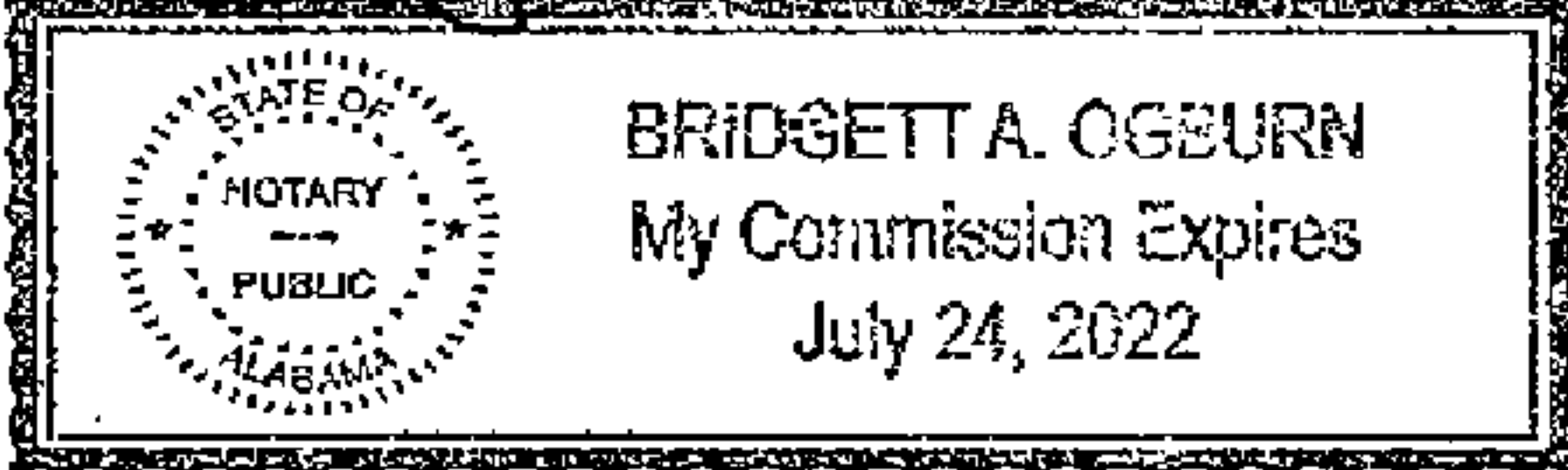

Rebekah D. Arnold

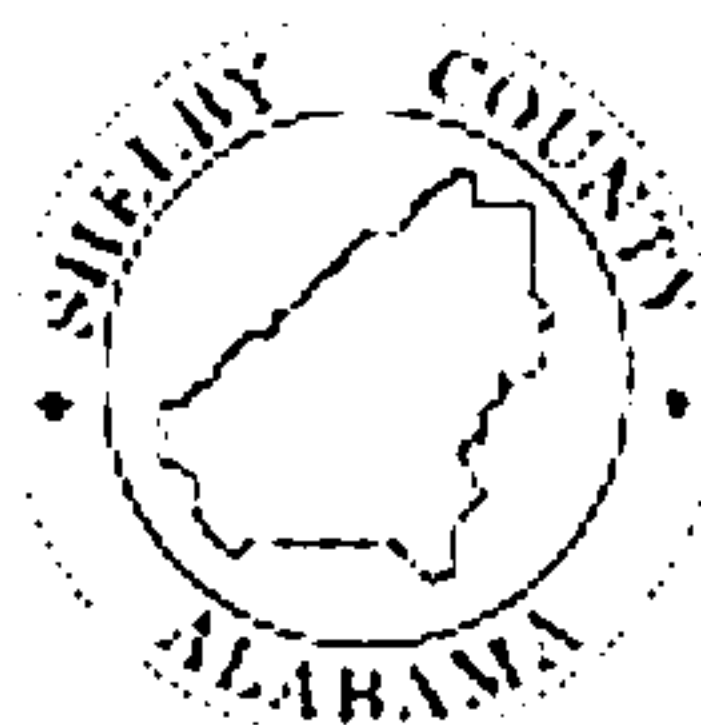
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Brad S. Arnold Sr. and Rebekah D. Arnold**, husband and wife, 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 on this 30th day of September, 2020.


Notary Public





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2020 03:59:42 PM
\$87.00 CHERRY
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