

THIS INSTRUMENT PREPARED BY:  
BARNES, TUCKER & BARNES, P.C  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
JOSEPH TROY SMITH

**WARRANTY DEED**

20210104000001010  
01/04/2021 10:05:51 AM  
DEEDS 1/4

**STATE OF ALABAMA  
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration TEN and 00/100 Dollars (\$10.00) to the undersigned Grantors, **MARGARET CARMICHAEL, AN UNMARREID WOMAN**, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **JOSEPH TROY SMITH** (herein referred to as GRANTEES) the following described real estate, situated in SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.**

**SUBJECT TO:**

- 1) Rights of claims of parties in possession not shown by the public record.
- 2) Easements, or claims of easements, not shown by public record.
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.
- 5) Easements of record.
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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, I (we) have set my (our) hand(s) and seal(s) this 17<sup>th</sup> day of Dec, 2020.

Margaret Carmichael  
MARGARET CARMICHAEL

STATE OF Alabama  
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **MARGARET CARMICHAEL**, whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of Dec, 2020.

Notary Public 9/28/22

My Commission Expires:

\_\_\_\_\_

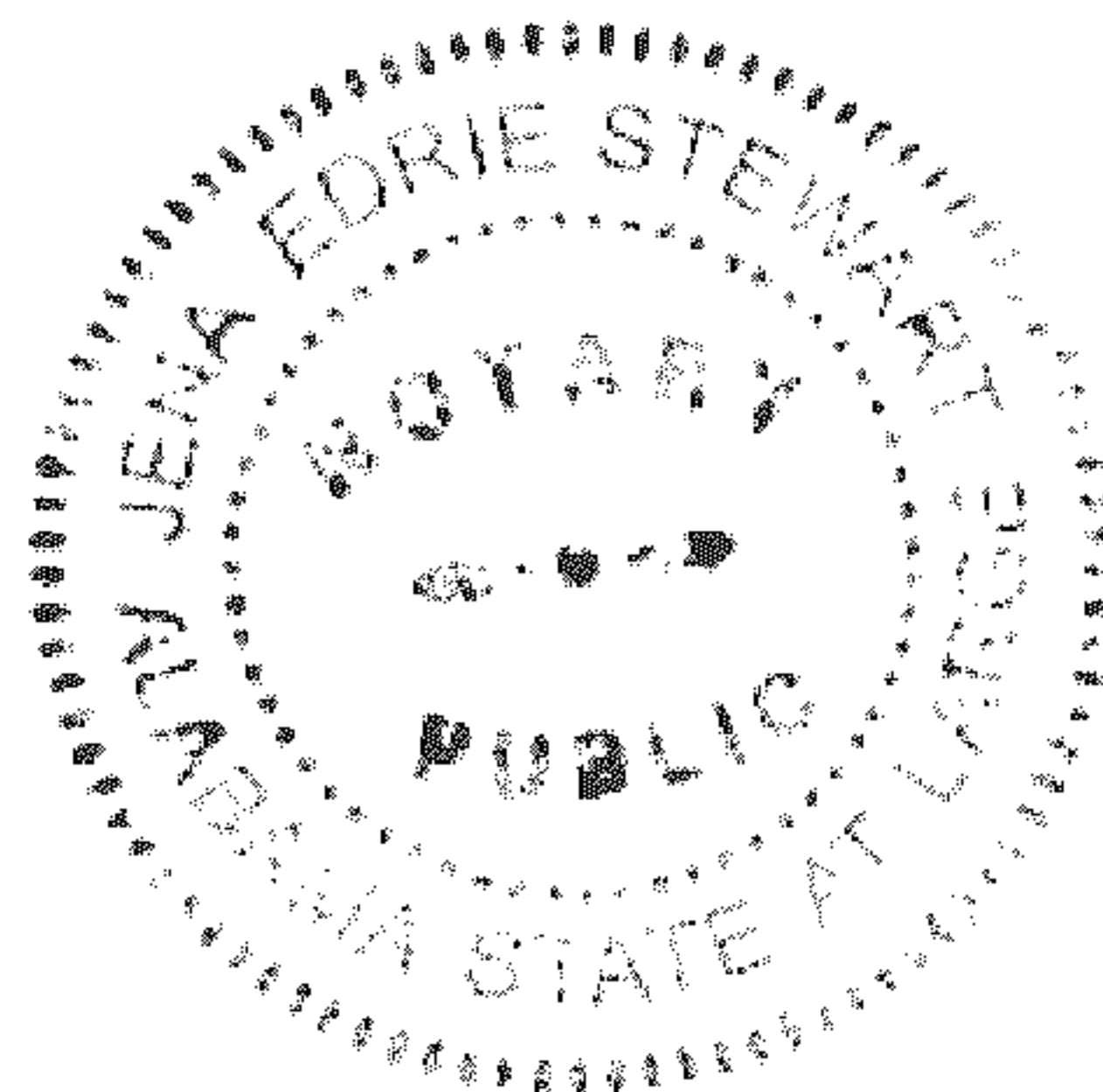


Exhibit "A"  
Legal Description

Commence at the Southeast corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama; thence North  $0^{\circ}2'47''$  West along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 849.80 feet; thence leaving said East  $\frac{1}{4}$   $\frac{1}{4}$  section line, South  $51^{\circ}47'13''$  West a distance of 310.77 feet to a point lying on the Northerly right of way line of Shelby County Highway #50 (New Howard Settlement Road), (80 foot right of way), said point also being the point of beginning; thence South  $44^{\circ}58'53''$  West along said right of way line a distance of 296.86 feet, thence South  $41^{\circ}21'12''$  West, along said right of way line a distance of 127.65 feet; thence leaving said right of way line North  $16^{\circ}28'8''$  West a distance of 196.87 feet; thence North  $10^{\circ}18'7''$  West a distance of 99.83 feet; thence North  $72^{\circ}45'45''$  East a distance of 331.27 feet; thence North  $3^{\circ}56'44''$  West a distance of 104.95 feet; thence South  $17^{\circ}40'44''$  East a distance of 193.21 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT any part of subject property lying within a road right of way.

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## Real Estate Sales Validation Form

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

Grantor's Name: MARGARET CARMICHAEL

Grantee's Name: JOSEPH TRY SMITH

Mailing Address: 38 Cotton wood cir  
Harpersville, AL 35078

Mailing Address: \_\_\_\_\_

Property Address: 73 Hwy 50  
Vandiver AL 35178Date of Sale: 12/17/20Total Purchase Price: \$ 7,000

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

\_\_\_\_\_ Appraisal

\_\_\_\_\_ Other Tax Assessment

\_\_\_\_\_ Sales Contract

\_\_\_\_\_ 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).

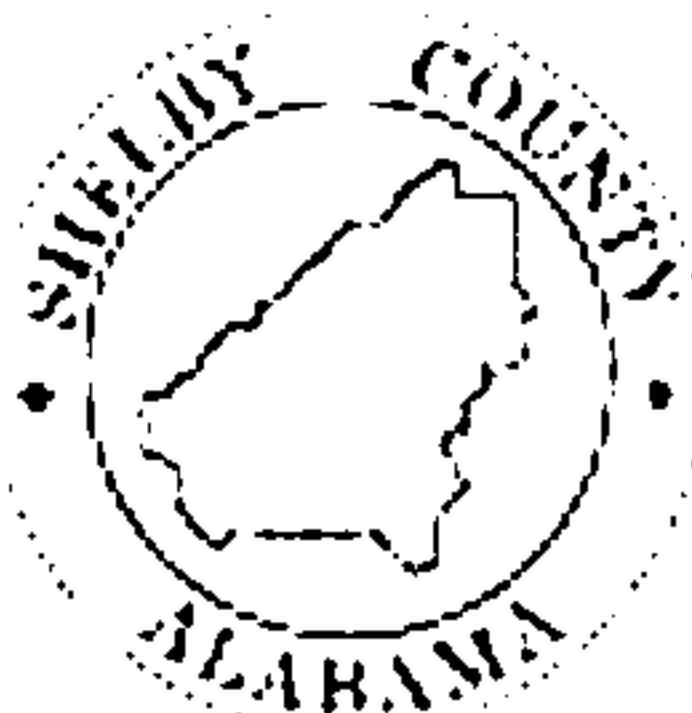
Date: \_\_\_\_\_

Print: \_\_\_\_\_

\_\_\_\_\_ Unattested

Sign: \_\_\_\_\_

Grantor/Grantee/Owner/Agent) (circle one)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/04/2021 10:05:51 AM  
\$38.00 JESSICA  
20210104000001010

*Alvin S. Bayl*