

This Instrument Was Prepared by:
Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

Randy L. Smith
Crystal L. Smith
90 Cherry Tree Lane
Cropwell, Alabama 35054

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventeen Thousand and 00/100 Dollars (\$117,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, we, **MICHAEL J. ROBERTS A/K/A MICHAEL ROBERTS, A MARRIED MAN (AS TO PARCELS I THROUGH 4) AND WILLIAM GERALD DAVIS, JR., AN UNMARRIED MAN; JOSEPH EVERETTE REID, AN UNMARRIED MAN; JOHN EDWARD FRANK REID, AN UNMARRIED MAN, AS THE HEIRS AT LAW OF MELISSA DAVIS, DECEASED (AS TO PARCEL III)** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **RANDY L. SMITH AND CRYSTAL L. SMITH** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

NOTE: MICHAEL J. ROBERTS AND MICHAEL ROBERTS ARE ONE AND THE SAME PERSON.

NOTE: THIS PROPERTY IS NOT THE HOMESTEAD OF MICHAEL J. ROBERTS NOR HIS SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

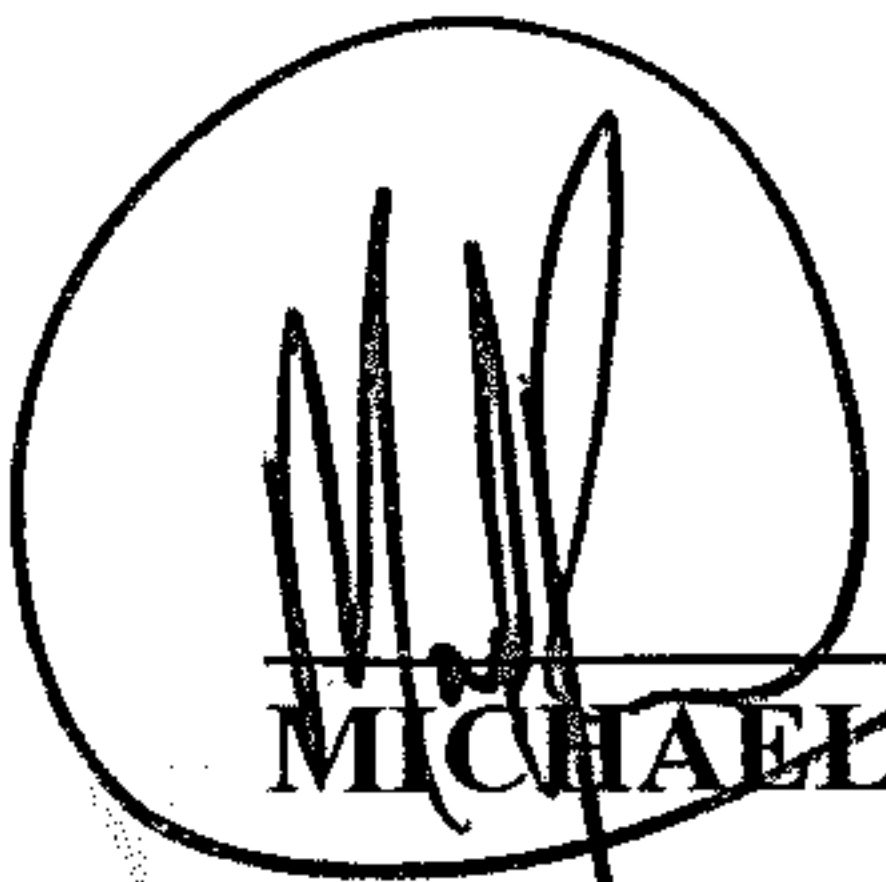
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

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 the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors 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 21st day of January, 2021.

WITNESS:


MICHAEL J. ROBERTS

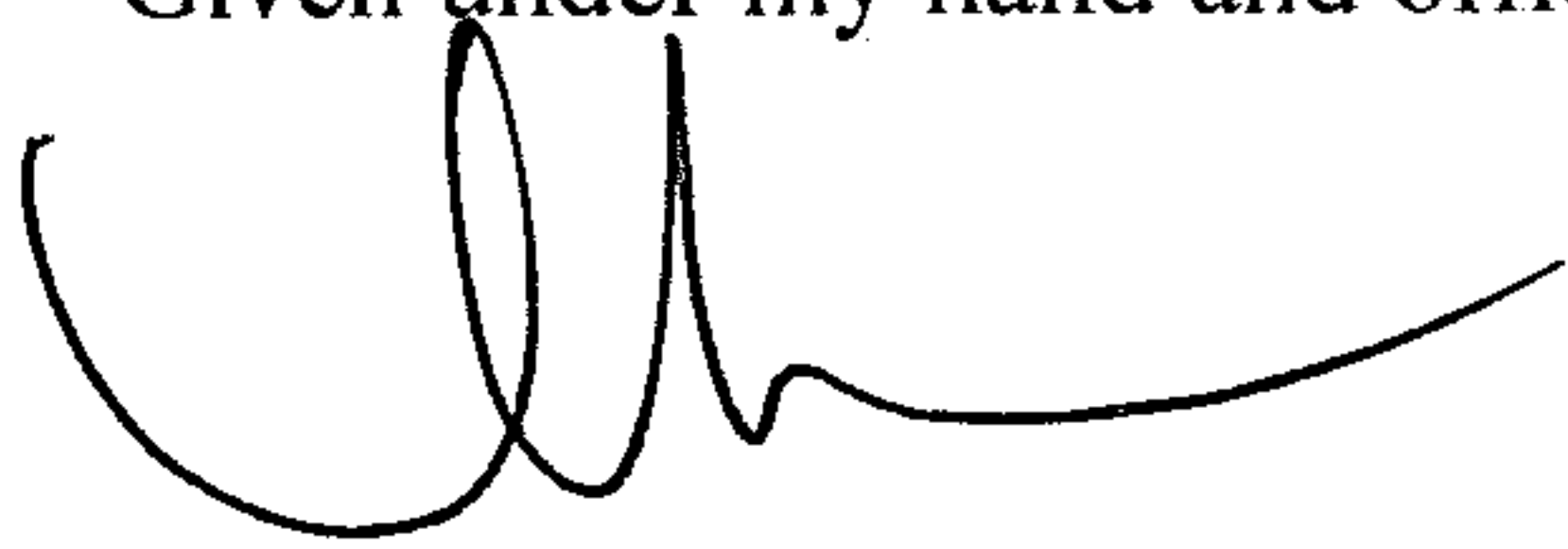

JOSEPH EVERETTE REID


JOHN EDWARD FRANK REID

STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

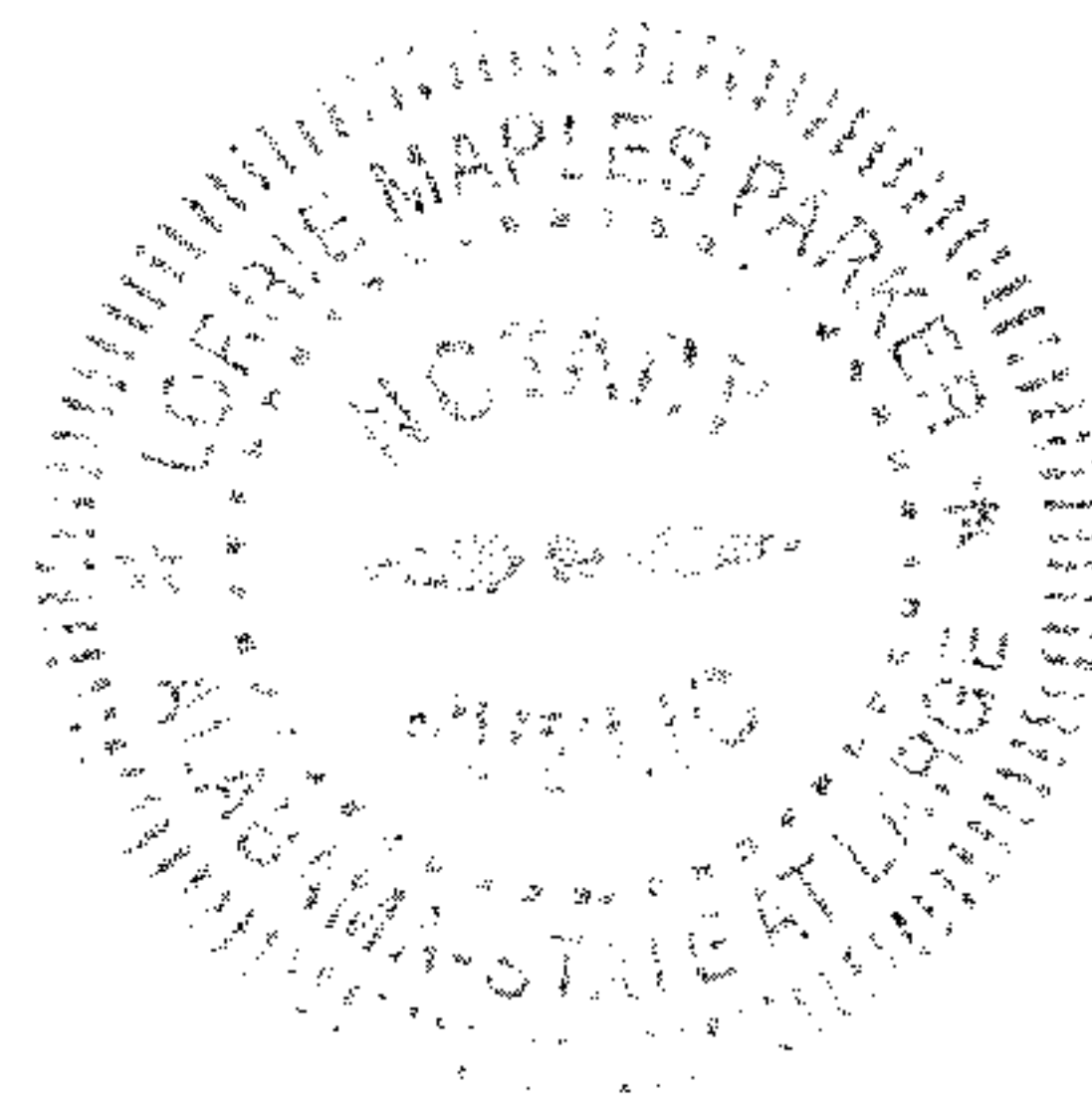
I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Michael J. Roberts, a married man, Joseph Everette Reid, an unmarried man and John Edward Frank Reid, an unmarried man, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 21st day of January, 2021.



Notary Public

My Commission Expires: 10/16/2023



IN WITNESS WHEREOF I (we) have set my (our) hand(s) and seal(s), this 21 day of January, 2021.

WITNESS:

Priscilla Anderson *William H Davis Jr*
WILLIAM GERALD DAVIS, JR.

STATE OF ALABAMA 0
COUNTY OF Jefferson 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that William Gerald Davis, Jr., an unmarried man, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 21 day of January, 2021.

Stewart H Cochran

Notary Public

My Commission Expires: 02/03/23

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Michael J. Roberts
5216 Scenic View
Irondale, Alabama 35210

William Gerald Davis, Jr.
125 Thornton Circle Road
Sylacauga, Alabama 35151

Joseph Everett Reid
1280 Lovejoy Road
Ashville, Alabama 35953

John Edward Frank Reid
1280 Lovejoy Road
Ashville, Alabama 35953

Grantee's Name and Mailing Address:

Randy L. Smith and Crystal L. Smith
90 Cherry Tree Lane
Cropwell, Alabama 35054

Property Address: 317 Verda Green Lane, Columbiana, Alabama 35051

Sales Price: \$117,000.00

The Value of the Property can be verified by the sales contract and closing statement.

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, said point being the Point of Beginning; thence run North along said 1/4 - 1/4 line a distance of 333.30 feet; thence turn an angle of 91°11'43" left and run a distance of 333.30 feet; thence turn an angle of 91°11'43" left and run a distance of 1344.22 feet; thence turn an angle of 88°15'11" left and run a distance of 336.07 feet; thence turn an angle of 91°51'40" left and run a distance of 1347.51 feet to the Point of Beginning.

Parcel II

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, thence run North along said 1/4 - 1/4 line a distance of 333.30 feet to the Point of Beginning; thence continue along last described course a distance of 333.31 feet; thence turn an angle of 91°04'50" left and run a distance of 1340.93 feet; thence turn an angle of 88°22'50" left and run a distance of 336.06 feet; thence turn an angle of 91°44'49" left and run a distance of 1344.22 feet to the Point of Beginning.

Parcel III

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, said point being the Point of Beginning; thence run West along said 1/4 - 1/4 line a distance of 1334.36 feet; thence turn an angle of 88°35'59" left and run a distance of 672.16 feet; thence turn an angle of 91°37'55" left and run a distance of 1340.93 feet; thence turn an angle of 88°55'10" left and run a distance of 666.61 feet to the Point of Beginning.

Parcel IV

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of above said 1/4 - 1/4, said point being the Point of Beginning; thence North 88°00'14" East, a distance of 119.38 feet to a point on the Westerly ROW line of Shelby County Highway 37, 80 foot ROW; thence South 11°24'56" and along said ROW line, a distance of 287.60 feet; thence South 82°46'39" West and leaving said ROW line, a distance of 177.64 feet; thence North 00°00'00" East, a distance of 300.08 feet to the Point of Beginning



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/25/2021 09:22:43 AM
\$155.00 CHERRY
20210125000038410

Allen S. Boyd