

20210202000053920  
02/02/2021 10:22:49 AM  
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

*This Instrument was prepared by:*

Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
Eric and Rena Smith  
61 Beatrice Lane  
Montevallo, AL 35115

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY FIVE THOUSAND DOLLARS AND NO CENTS (\$35,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Tansy Russell, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Eric Smith and Rena Smith** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

**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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

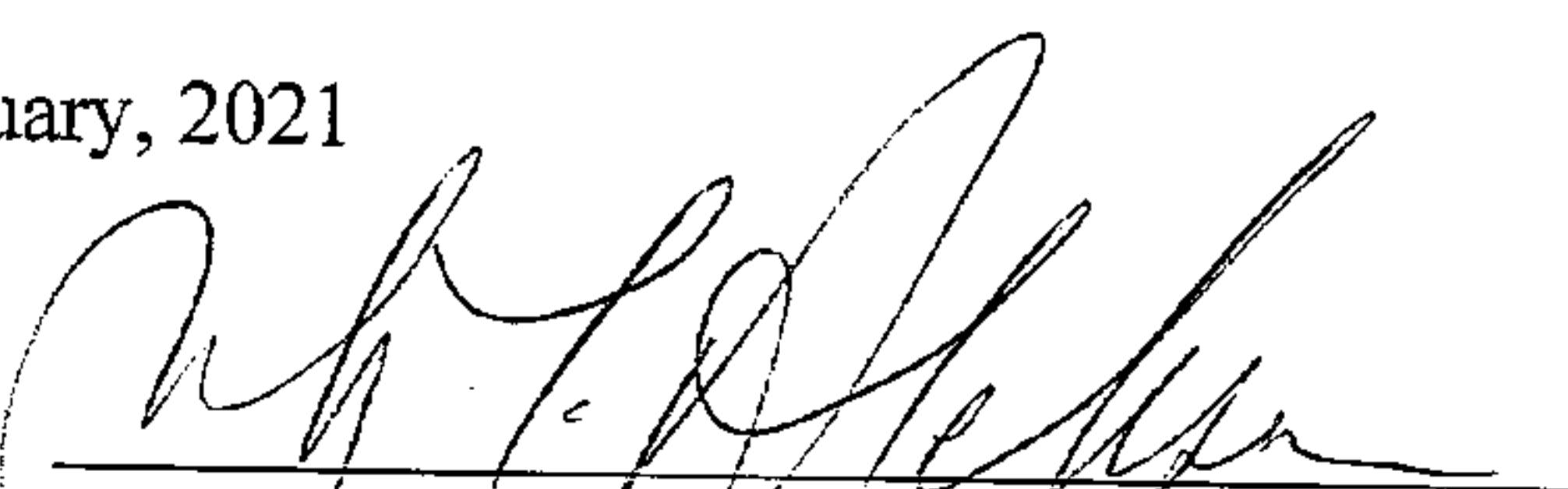
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 1<sup>st</sup> day of February, 2021.

Tansy Russell  
Tansy Russell

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Tansy Russell**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of February, 2021

  
Notary Public  
My Commission Expires: 9/1/2024

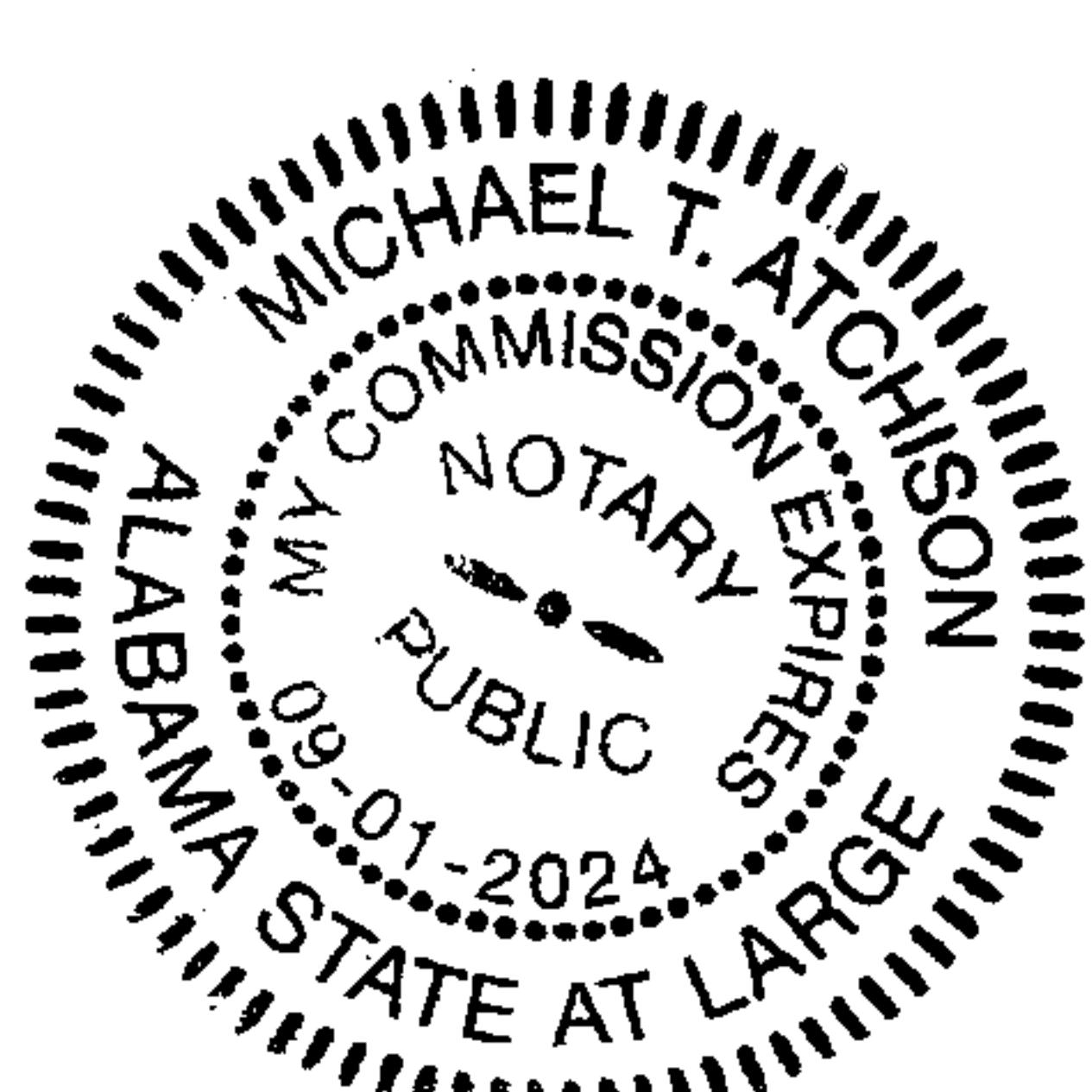


EXHIBIT A – LEGAL DESCRIPTION

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF SHELBY, AND STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SW 1/4 OF NW 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SECTION 12, BEING A 3" DAPPED PIPE; THENCE GO IN A SOUTHERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID SECTION 12, AD DISTANCE OF 1881.72 FEET TO A 2" PIPE; THENCE TURN LEFT 90 DEG 41'59" AND GO IN AN EASTERLY DIRECTION A DISTANCE OF 314.22 FEET TO A 2" PIPE AT THE WEST RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #107; THENCE TURN RIGHT 74 DEG. 41'31" AND GO IN A SOUTHEASTERLY DIRECTION ALONG A CHORD OF A CONVEX CURVE, A DISTANCE OF 188.29 FEET, TO A W REBAR, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION, ALONG A CHORD OF THE SAME CONVEX CURVE, AT A DISTANCE OF 258.62 FEET TO A W A DISTANCE OF 280.67 FEET TO A W REBAR; THENCE TURN RIGHT 114 DEG. 03'14" AND GO IN A NORTHWESTERLY DIRECTION A DISTANCE OF 258.62 FEET TO A W REBAR; THENCE TURN RIGHT 85 DEG. 01'48" AND GO IN A NORTHEASTERLY DIRECTION A DISTANCE OF 280.67 FEET TO THE POINT OF BEGINNING; SAID PARCEL BEING IN THE SW 1/4 OF NW 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, AND CONTAINING 1.00 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF ROBERT D. SHAW-PELUS FISCOM, DATED JUNE 7, 1990.

## Real Estate Sales Validation Form

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

Grantor's Name Tansy Russell  
 Mailing Address 4301 Hwy 10  
Montevallo AL 35115

Grantee's Name Eric and Rena Smith  
 Mailing Address 61 Beatrice Lane  
Montevallo AL 35115

Property Address 4271 Hwy 10  
Montevallo AL  
35115

Date of Sale  
 Total Purchase Price \$ 35,000.00  
 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)

Bill of Sale  
 Sales Contract  
 Closing Statement

Appraisal  
 Other

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 Tansy Russell

Unattested

Sign Tansy Russell

(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  
 02/02/2021 10:22:49 AM  
 \$63.00 MISTI  
 20210202000053920

*Allen S. Boyd*