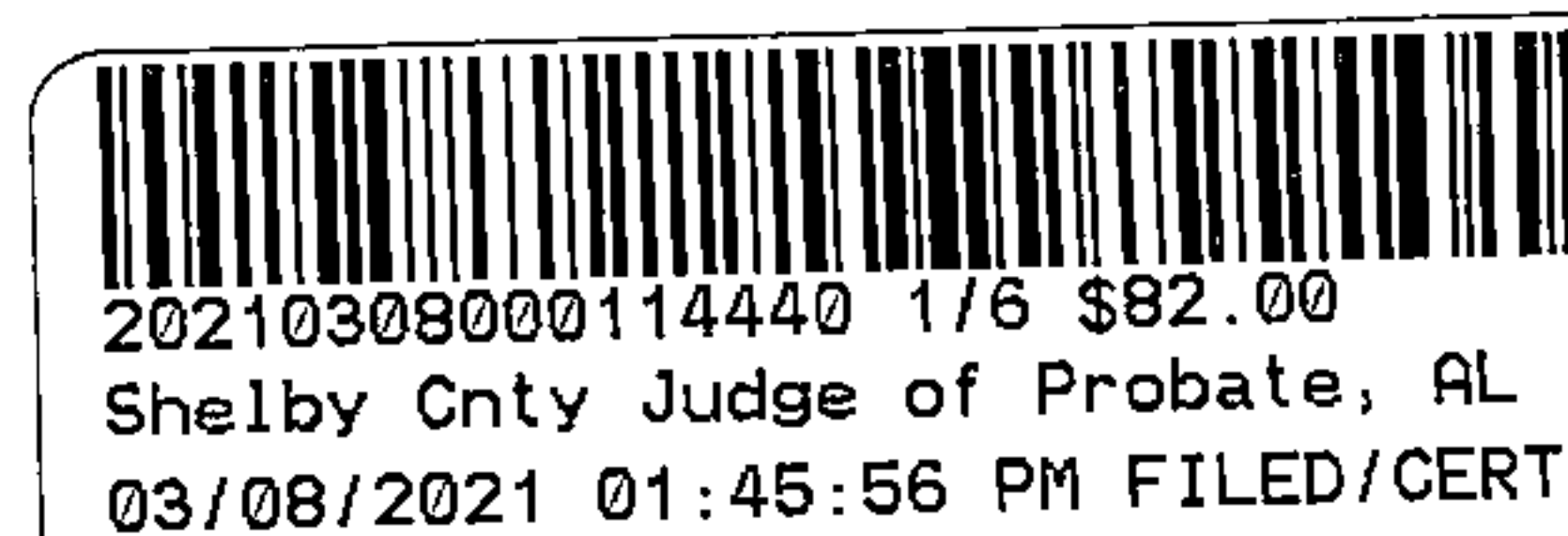


KST. 170% Shelby
30% Jefferson



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
100 OLDE TOWNE ROAD STE 105
BIRMINGHAM, ALABAMA 35216

SEND TAX NOTICE TO:
ROGER SMITH, JR.
39 Ferrell Drive
Bessemer, AL 35022

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I, ROGER SMITH, SR., AN UNMARRIED PERSON (herein referred to as GRANTOR) do hereby release, remise, quitclaim, grant, sell and convey unto ROGER SMITH, JR. (herein referred to as GRANTEE), the following described real estate, situated in JEFFERSON AND SHELBY County, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

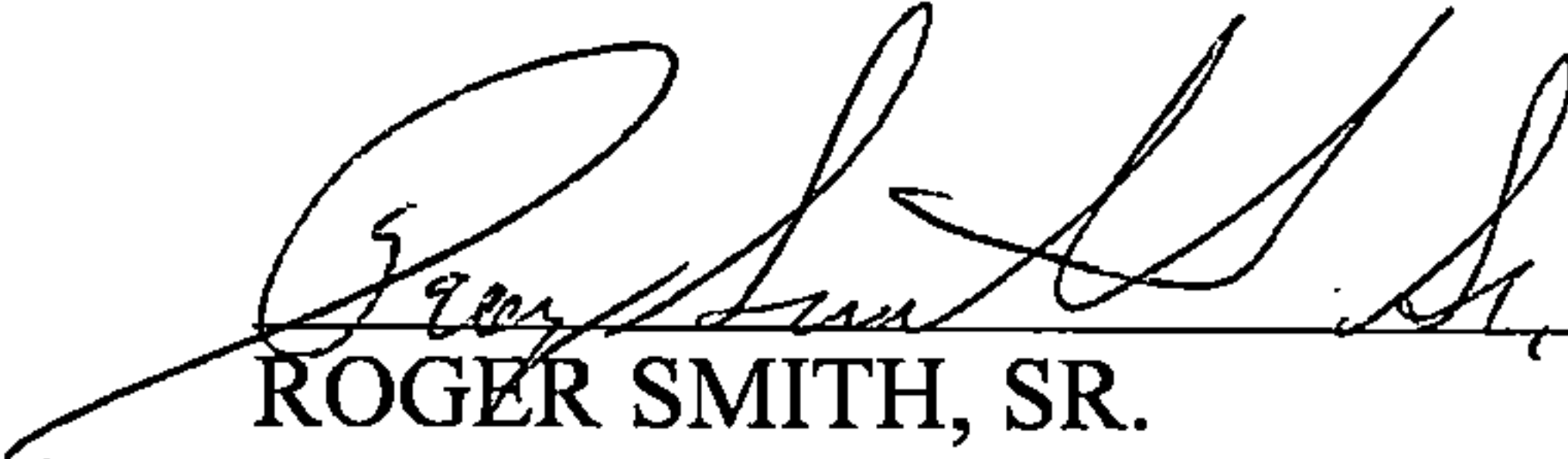
LINDA SUE SMITH SPOUSE OF ROGER SMITH, SR. DIED ON OR ABOUT THE 13th DAY OF OCTOBER, 2007.

TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE

TO HAVE AND TO HOLD Unto the said GRANTEE and his heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, ROGER SMITH, SR., has hereunto set his signature and seal, this the 16th day of January, 2021.

Shelby County, AL 03/08/2021
State of Alabama
Deed Tax: \$45.00



ROGER SMITH, SR.

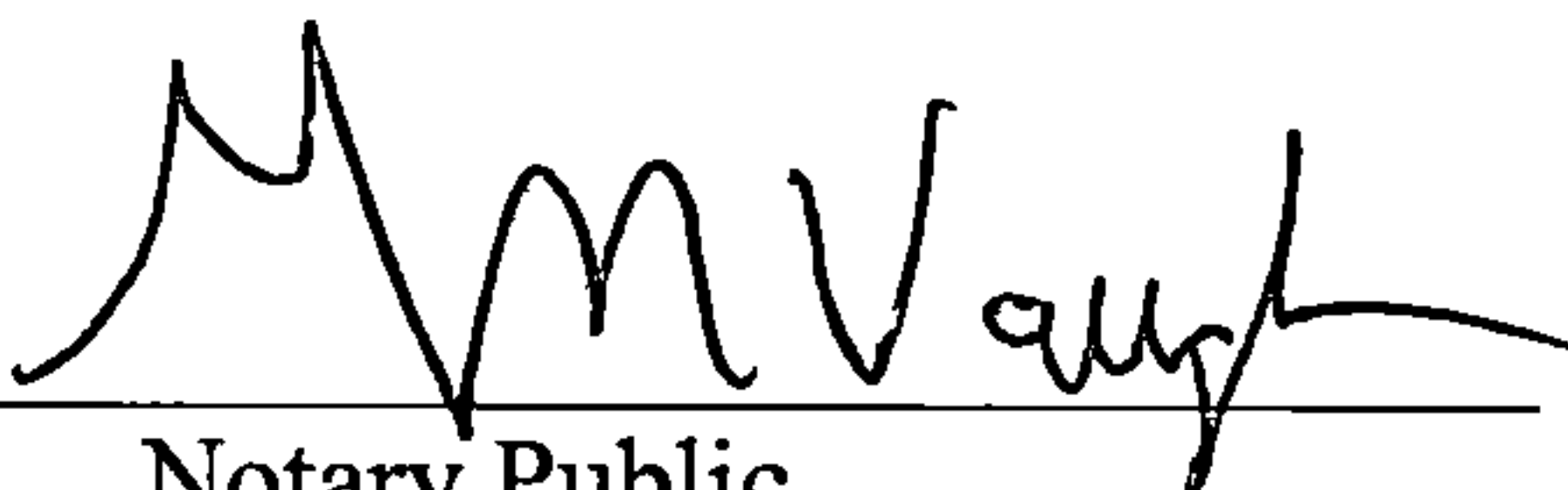
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

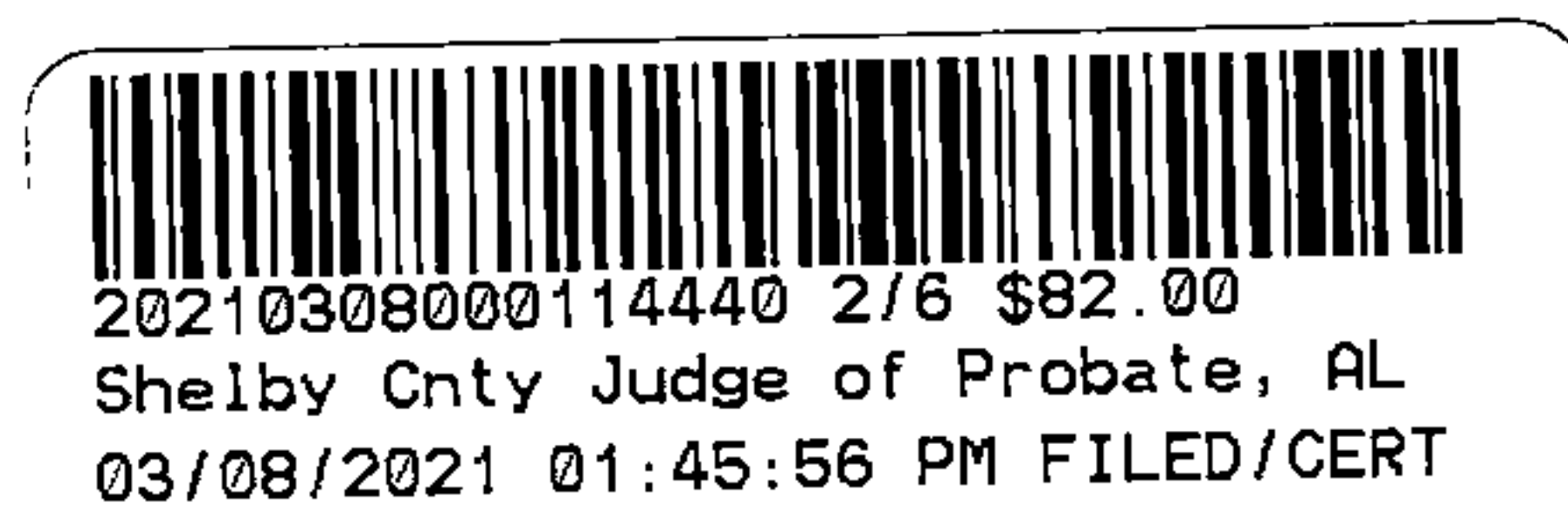
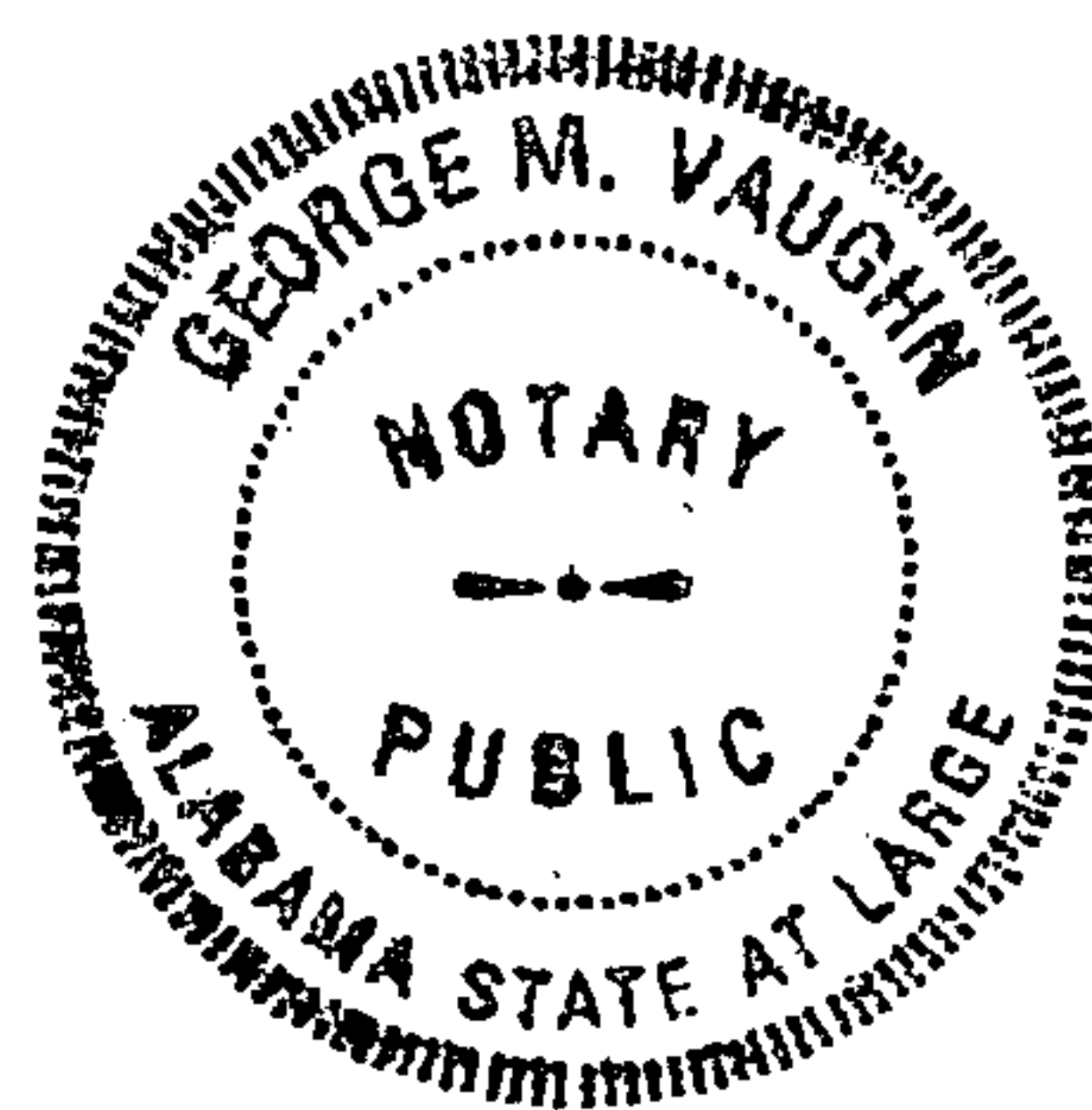
I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that ROGER SMITH, SR. , whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under our hand this the 16th day of January 2021.



Notary Public

My commission expires: 9/18/2021

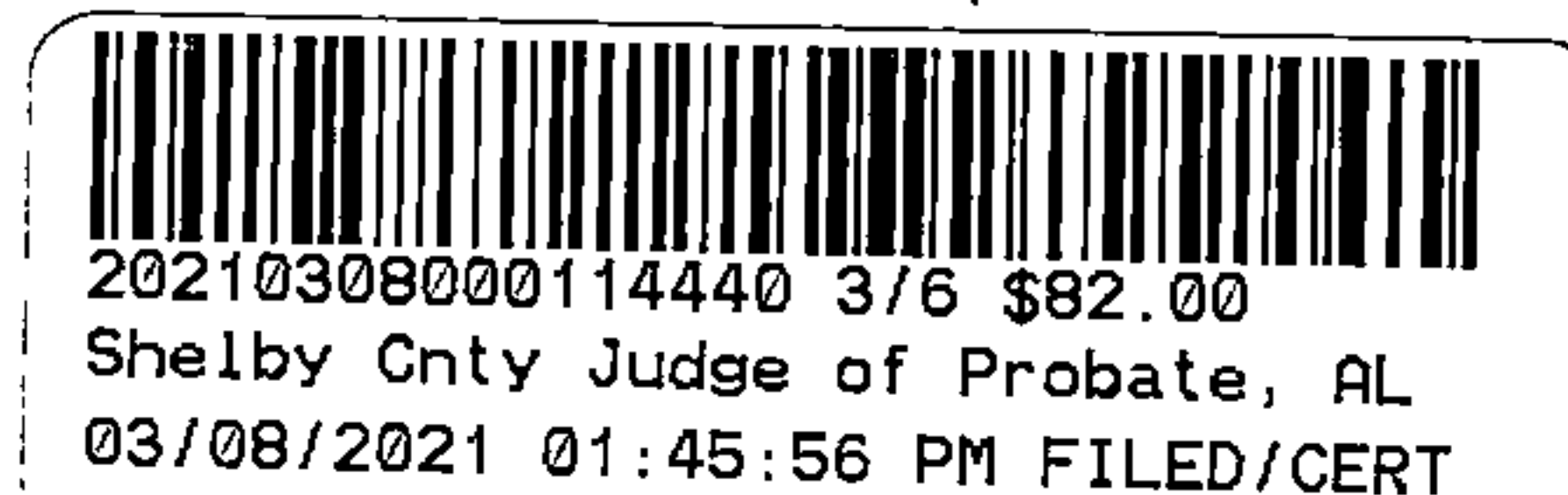


Two parcels of land located in the Southeast Quarter of Section 12 Township 20 South, Range 4 East, Jefferson and Shelby County, Alabama, more particularly described as follows:

PARCEL I

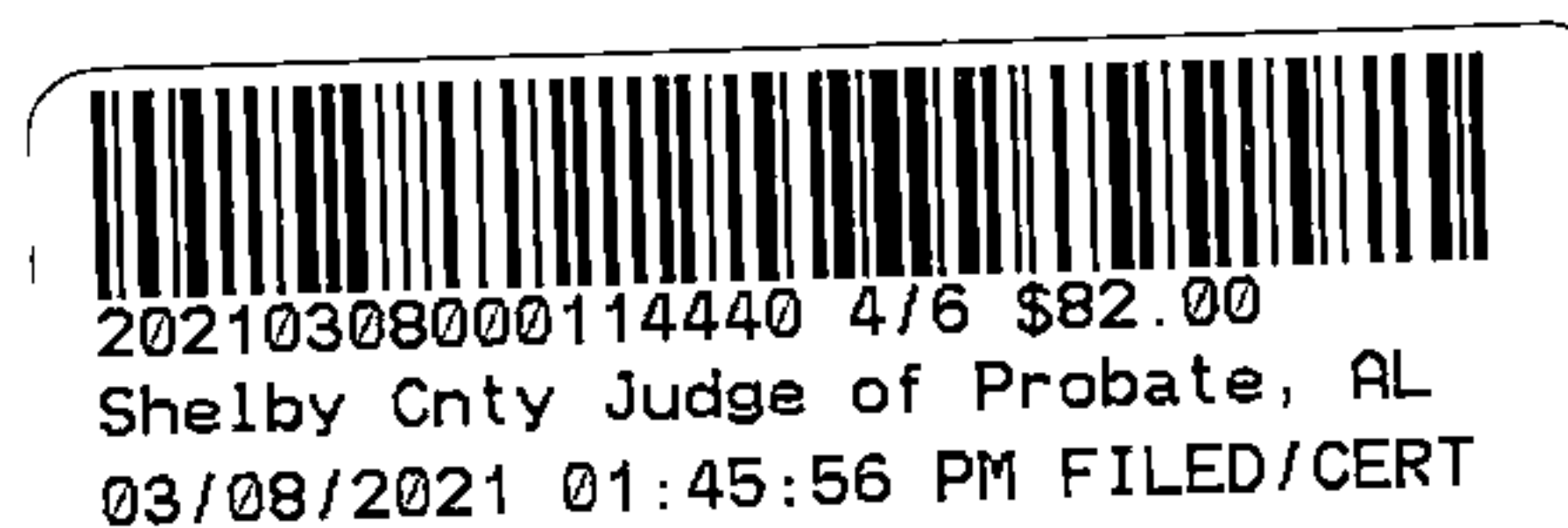
Commence at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 12; thence run South 88° 46' 30" West (an assumed bearing) along the North line of said Quarter-Quarter section for a distance of 815.65 feet to an iron pin found with Perry cap at the Point of Beginning; thence run South 00° 00' 00" East for a distance of 284.66 feet to a PK nail found in a rock; thence run North 83° 32' 21" East for a distance of 84.00 feet to an iron pin set with SSI cap; thence run North 03° 22' 36" East for a distance of 348.57 feet to an iron pin set with SSI cap; thence run South 89° 11' 43" West for a distance of 272.51 feet to an 1/2" rebar found; thence run South 00° 00' 35" East for a distance of 72.53 feet to an iron pin found with Perry cap; thence run North 88° 46' 30" East for a distance of 168.51 feet to the Point of Beginning. Said PARCEL I containing 1.034 acres more or less.

PARCEL II



Commence at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 12; thence run South 88° 46' 30" West (an assumed bearing) along the North line of said Quarter-Quarter section for a distance of 815.65 feet to an iron pin found with Perry cap; thence run South 00° 00' 00" East for a distance of 284.66 feet to a PK nail found in a rock; thence run North 83° 32' 21" East for a distance of 84.00 feet to an iron pin set with SSI cap; thence run North 03° 22' 36" East for a distance of 348.57 feet to an iron pin set with SSI cap; thence run South 89° 11' 43" West for a distance of 272.51 feet to an 1/2" rebar found at the Point of Beginning; thence continue South 89° 11' 43" West for a distance of 113.43 feet to a bent iron pin found with cap on a curve to the right having a central angle of 2° 37' 00" and a radius of 1664.72 feet; thence run in a Southeasterly direction along the arc of said curve for a distance

of 76.02 feet to an iron pin set with SSI cap; thence run South 88° 46' 30" West for a distance of 16.76 feet to an iron pin set with SSI cap on the East Right-of-Way of Shelby County HWY 52 and being on a curve to the right having a central angle of 5° 28' 43" and a radius of 1648.42 feet; thence run in a Southeasterly direction along said East Right-of-Way and also along the arc of said curve for a distance of 157.62 feet to a point; thence run South 09° 22' 45" East along said East Right-of-Way for a distance of 153.43 feet to an iron set with SSI cap; thence run North 83° 32' 21" East for a distance of 71.63 feet to an iron pin found with Perry cap; hence run North 00° 00' 41" West for a distance of 300.13 feet to an iron pin found with Perry cap; thence run North 00° 00' 35" West for a distance of 72.53 feet to the Point of Beginning. Said PARCEL II containing 0.887 acres more or less.





20210308000114440 5/6 \$82.00
Shelby Cnty Judge of Probate, AL
03/08/2021 01:45:56 PM FILED/CERT

- LEGEND:**
- ASPH = asphalt
 - BRG = bearing
 - BLDG = building
 - CALC = calculated
 - CAP = capped iron
 - CL = centerline
 - CH = chord
 - CONC = concrete
 - C = covered
 - D = deflection
 - E = east
 - ESMT = easement
 - FC = fence
 - FD = found
 - HW = headwall
 - IPF = iron pin found
 - IPS = iron pin set w/SSI cap
 - L = length
 - MEAS = measured
 - N = north
 - OH = overhang
 - P = porch
 - PC = point of curve
 - POB = point of beginning
 - POC = point of commencement
 - PT = point of tangent
 - PVMT = pavement
 - R = radius
 - REC = recorded
 - RES = residence
 - ROW = right of way
 - S = south
 - U = uncovered
 - W = west

STATE OF ALABAMA
SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed two parcels of land located in the Southeast Quarter of Section 12 Township 20 South, Range 4 East, Jefferson and Shelby County, Alabama, more particularly described as follows:

PARCEL I

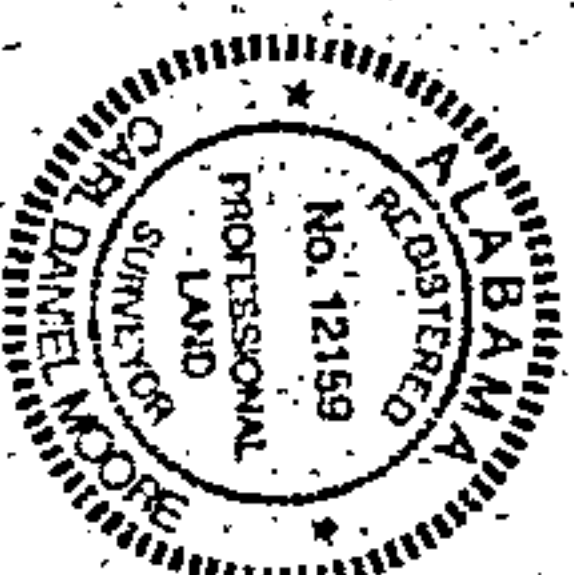
Commence at the Northeast corner of the Southeast Quarter of said Section 12; thence run South 88° 46' 30" West (an assumed bearing) along the North line of said Quarter-Quarter section for a distance of 815.65 feet to an iron pin found with Perry cap; thence run South 00° 00' 00" East for a distance of 284.66 feet to a PK nail found in a rock; thence run North 83° 32' 21" East for a distance of 84.00 feet to an iron pin set with SSI cap; thence run North 03° 22' 36" East for a distance of 348.57 feet to a PK nail found in a rock; thence run North 83° 32' 21" East for a distance of 84.00 feet to an iron pin set with SSI cap; thence run South 00° 00' 35" East for a distance of 72.53 feet to an iron pin found with Perry cap; thence run North 88° 46' 30" East for a distance of 168.51 feet to the Point of Beginning. Said PARCEL I containing 1.034 acres more or less.

PARCEL II

Commence at the Northeast corner of the Southeast Quarter of said Section 12; thence run South 88° 46' 30" West (an assumed bearing) along the North line of said Quarter-Quarter section for a distance of 815.65 feet to an iron pin found with Perry cap; thence run South 00° 00' 00" East for a distance of 284.66 feet to a PK nail found in a rock; thence run North 83° 32' 21" East for a distance of 84.00 feet to an iron pin set with SSI cap; thence run North 03° 22' 36" East for a distance of 348.57 feet to a PK nail found in a rock; thence run North 83° 32' 21" East for a distance of 84.00 feet to an iron pin set with SSI cap; thence run South 00° 00' 35" East for a distance of 72.53 feet to an iron pin found with Perry cap; thence run North 88° 46' 30" East for a distance of 168.51 feet to the Point of Beginning. Said PARCEL II containing 0.887 acres more or less.

I, furthermore, certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 39 Ferrell Drive according to my survey of July 20, 2020. Survey is not valid unless it is sealed with embossed seal or stamped in red.

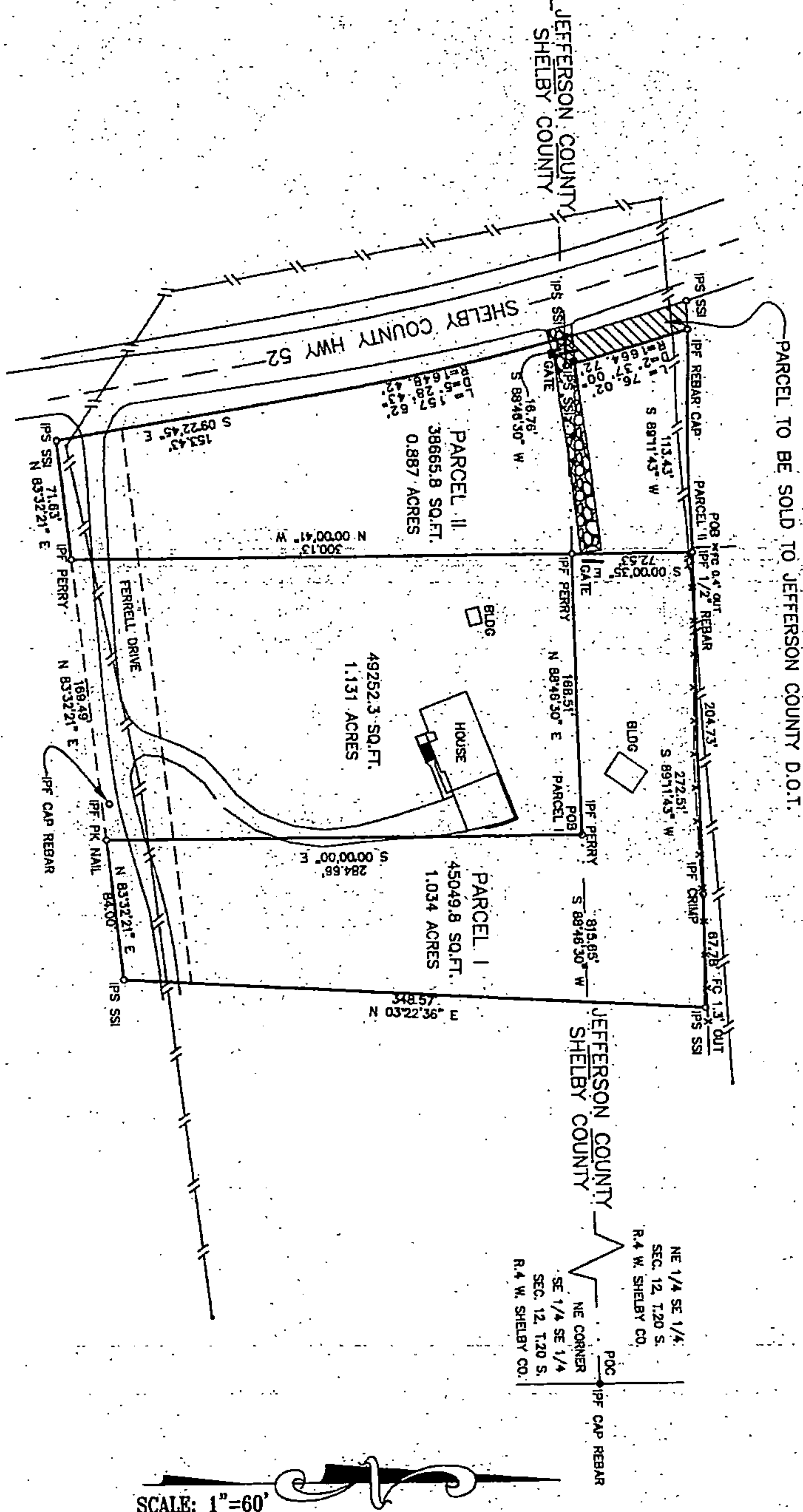
Order No. 332445
Purchaser: Smith
Type of Survey: Property Boundary Survey
ASSUMED BEARINGS ON SURVEY



SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
PHONE: 205-991-8965

Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159

Date of Signature
7-21-2020



Real Estate Sales Validation Form

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

Grantor's Name Roger Smith, Sr.
Mailing Address 81 Ferrell Drive
Bessemer, AL 35022

Grantee's Name Roger Smith, Jr.
Mailing Address 39 Ferrell Drive
Bessemer, AL 35022

Property Address 39 Ferrell Drive
Bessemer, AL 35022

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 44,710.00

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 Tax Assessors's offices -Jefferson and Shelby

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 1-20-2021

Print Roger Smith Jr.

☒ Unattested

(Signature)
(verified by)

Sign (Signature)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210308000114440 6/6 \$82.00
Shelby Cnty Judge of Probate, AL
03/08/2021 01:45:56 PM FILED/CERT