

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Paul Bradford Smith III
Simon Luke Smith
James Bradford Smith
Lacy Michelle Smith
Meka Collins Smith

4265 Hwy 18
Montevallo, AL 35115

File No.: MV-21-27013

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty One Thousand Nine Hundred Twenty Five Dollars and No Cents (\$161,925.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sammie A. Cockrell**, s mured (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Simon Luke Smith, Lacy Michelle Smith, James Bradford Smith, Meka Collins Smith and Paul Bradford Smith III**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the grantor herein or spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of March, 2021.

Sammie A. Cockrell
Sammie A. Cockrell

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sammie A. Cockrell, 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 this the 17th day of March, 2021.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

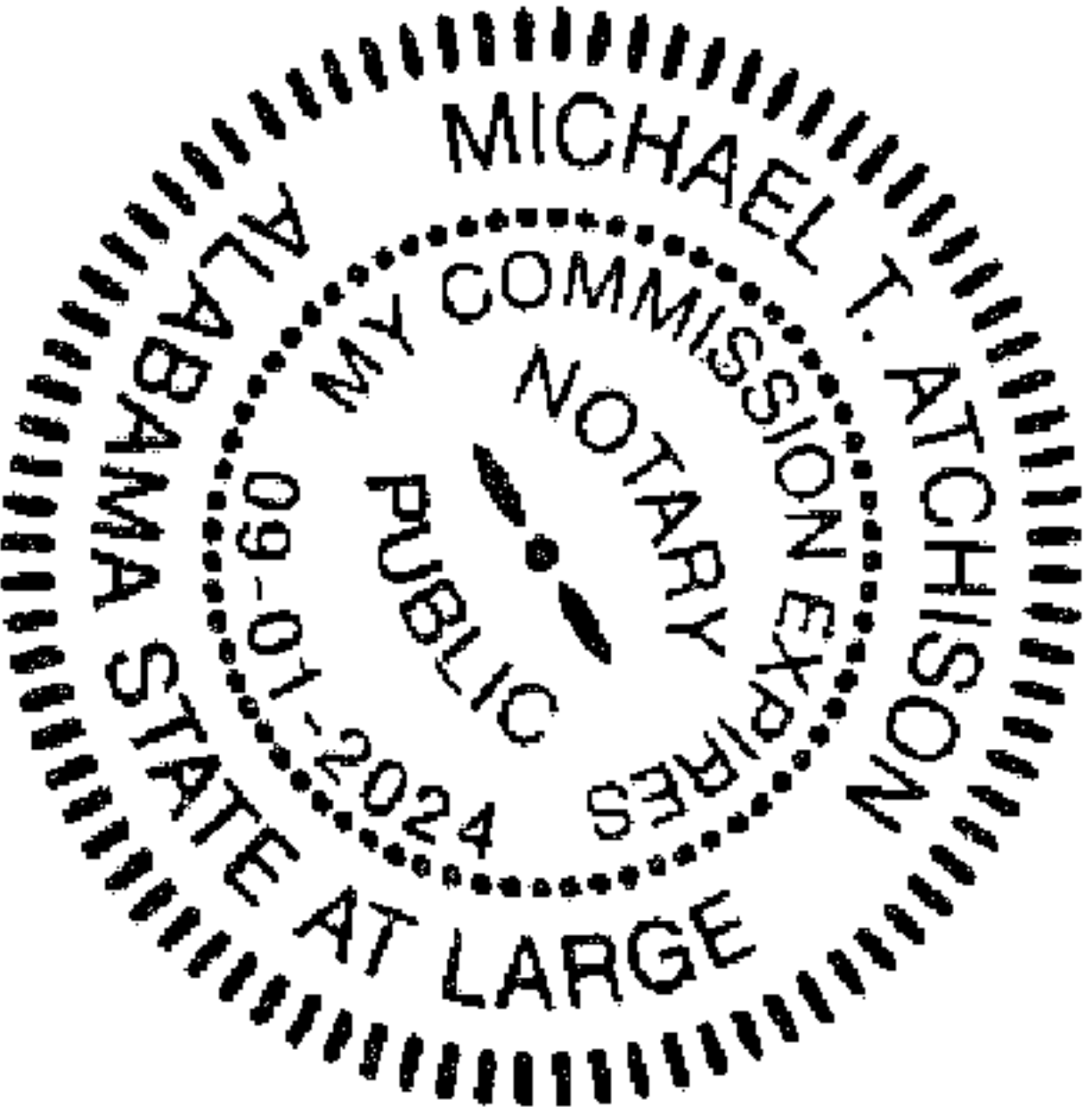
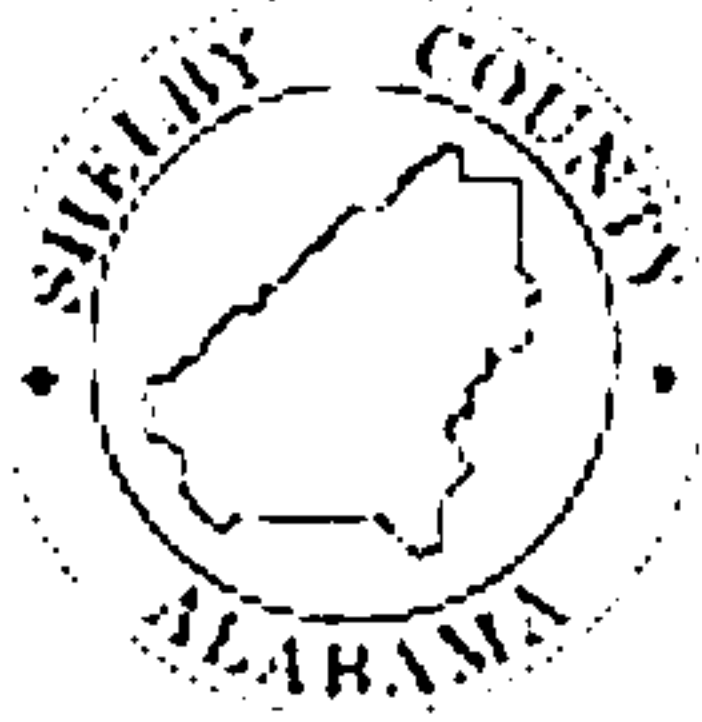


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL B:

A parcel of land lying on the East side of Shelby County Highway 19 (AKA Enon Road) 80' right of way), located in Fractional Section 1, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCING at a 2" pipe currently marking the locally accepted southeast corner of said Section 1, and the locally accepted southwest corner of Section 6, Township 24 North, Range 13 East, also being the southeast corner of Valley Grande Farms (MB 40, PG 55), thence northerly along the range line of Range 12 and 13 East, also being the East line of said Valley Grande Farms for a distance of 733.34 feet to a 5/8" rebar marking the intersection of said range line and the East line of Valley Grande Farms; thence leaving said range line, North 02 degrees 13 minutes 31 seconds West along the East line of Valley Grande Farms for a distance of 531.26 feet to a 2" pipe marking the northeast corner of Valley Grande Farms, said point being the POINT OF BEGINNING of the parcel herein described; thence North 65 degrees 30 minutes 09 seconds West along the North line of Valley Grande Farms for a distance of 904.70 feet to the eastern right of way of said Shelby County Highway 19, said point being a 2" pipe; thence leaving the North line of Valley Grande Farms, along the eastern right of way of said Highway 19 the following calls: North 44 degrees 55 minutes 50 seconds West, 183.83 feet to a curve to the right; along curve for an arc distance of 601.36 feet with a radius of 660.00 feet, having a chord bearing of North 21 degrees 42 minutes 04 seconds West and chord distance of 580.77 feet; North 02 degrees 03 minutes 13 seconds East, 478.12 feet to a 5/8" rebar; thence leaving said right of way South 73 degrees 15 minutes 46 seconds East for a distance of 251.06 feet to a 5/8" rebar; thence North 27 degrees 46 minutes 37 seconds East for a distance of 303.91 feet to the centerline of Old Highway 25 roadbed (abandoned right of way), said point being a 5/8" rebar; thence along the centerline of the Old Highway 25 the following two calls: South 70 degrees 00 minutes 54 seconds East, 894.80 feet to a 1/2" rebar; North 89 degrees 49 minutes 37 seconds East, 200.01 feet to a 5/8" rebar; thence leaving said centerline South 10 degrees 53 minutes 52 seconds West for a distance of 1439.93 feet to the POINT OF BEGINNING of the parcel herein described.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2021 11:45:09 AM
\$193.00 MIST
20210318000135660

20210318000135660 03/18/2021 11:45:09 AM DEEDS 3/3

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Sammie A. Cockrell	Grantee's Name	Paul Smith Luke Smith James B Smith
Mailing Address	<u>2423 Huntingdon Avenue Dr</u> <u>Bham AL 35226</u>	Mailing Address	<u>4265 Hwy 18</u> <u>Montevallo, AL 35111</u>
Property Address	<u>Average</u> <u>Montevallo, AL 35115</u>	Date of Sale	March 17, 2021
		Total Purchase Price	\$161,925.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 March 15, 2021

Print Sammie A. Cockrell

Unattested
(verified by)

Sign *Sammie A. Cockrell*
(Grantor/Grantee/Owner/Agent) circle one