

This Instrument was Prepared by:

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

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

4265 Hwy 18
Montevallo, AL 35115

File No.: S-21-27037

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 Three Hundred Sixty Eight Thousand Dollars and No Cents (\$368,000.00), 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, Delores S. Adkins, a Single woman (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 taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Delores S. Adkins and Delores Adkins McCreery are one in the same person.

\$450,000.00 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.

Delores S. Adkins
Delores S. Adkins

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Delores S. Adkins, 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.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

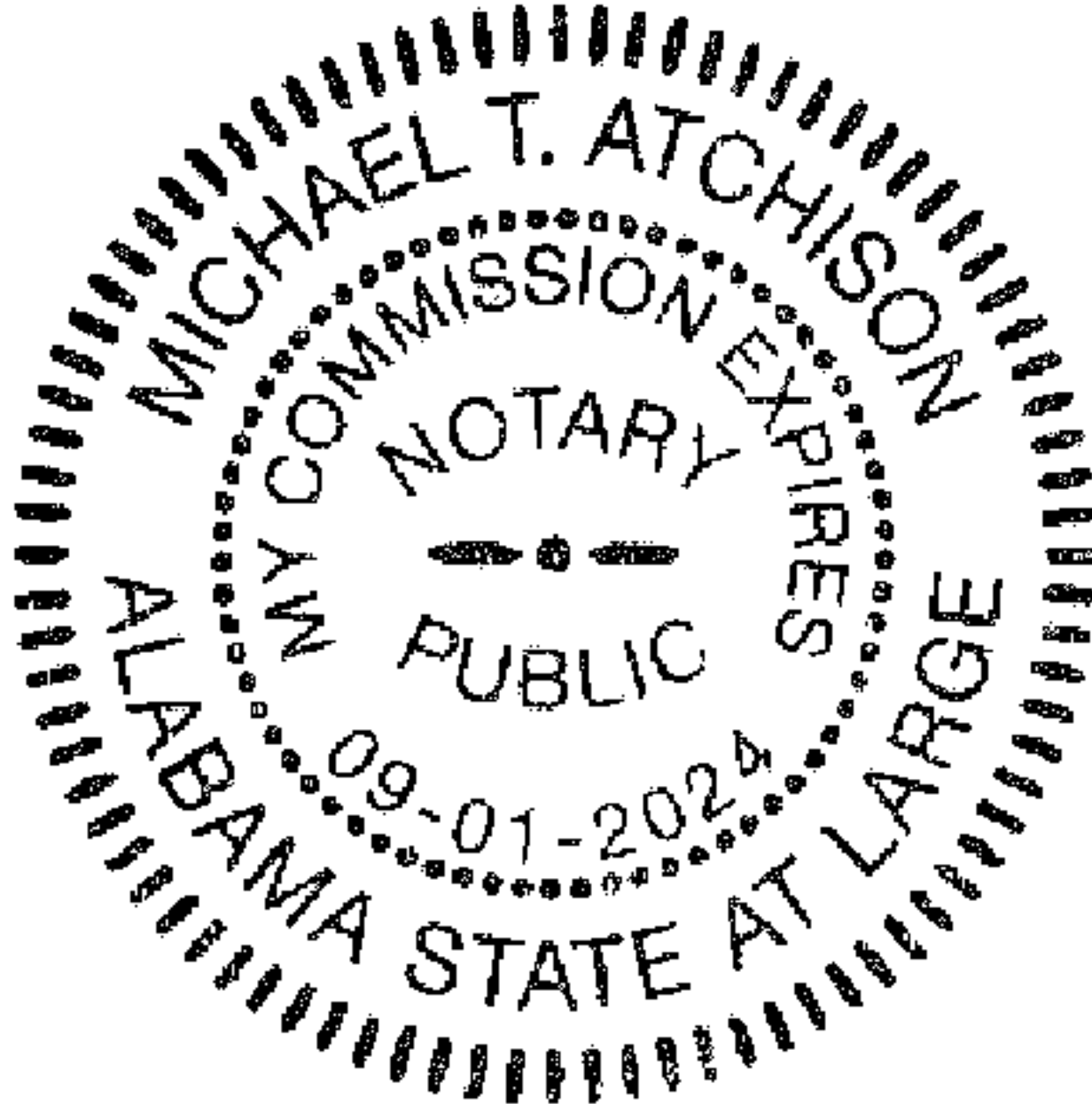


EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land located in Fractional Section 1, Township 24 North, Range 12 east and Fractional Section 6, Township 24 North, Range 13 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 (MB40, 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, said point being the POINT OF BEGINNING of the Parcel herein described; thence leaving said range line, North 02°13'31" West continuing 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; thence North 10°53'52" East for a distance of 1439.93 feet to the centerline of Old Highway 25 roadbed (abandoned right of way), said point being a 5/8" rebar; thence along said centerline of Old Highway 25 North 89°49'37" East for a distance of 1069.29 feet to a 5/8" rebar marking the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 6; thence South 01°16'56 East along the East line of said Quarter-Quarter for a distance of 1318.91 feet to a 5/8" rebar at the Southeast corner of said Quarter-Quarter of said Section 6; thence South 85°53'09" West for a distance of 1088.75 feet to a 5/8" rebar marking the intersection of the South line of said Quarter-Quarter and the common range line of Range 12 and 13 East; thence along said range line South 25°40'25" West for a distance of 611.78 feet to the POINT OF BEGINNING of the parcel herein described.

Survey of J. Clayton Lynch, PLS No. 34331, dated February 17, 2016 recorded in Probate Office of Shelby County, Alabama.

PARCEL B

Begin at the Point of intersection of the West line of Section 6, Township 24 North, Range 13 East with the South right of way line of Alabama State Highway 25; thence run in an Easterly direction along the South right of way line of Alabama State Highway 25 a distance of 1140 feet; thence turn right and run in a Southwesterly direction 600 feet more or less to the point of intersection with the North right of way line of the Old Calera-Montevallo Dirt Road; thence turn an angle to the right and run in a Westerly direction along the North right of way line of the Old Calera-Montevallo dirt road a distance of 1170 feet; thence turn an angle to the right and run in a Northerly direction 105 feet more or less to the point of intersection with the West line of Section 6, Township 24 North, Range 13 East; thence turn an angle to the right and run in a Northeasterly direction along the West line of Section 6, Township 24 North, Range 13 East a distance of 460 feet more or less to the POINT OF BEGINNING.

PARCEL C

Begin at the Point of Intersection of the West line of Section 6, Township 24 North, Range 13 East with the South right of way line of Alabama State Highway 25 and run in an Westerly direction along the South right of way line of Alabama State Highway 25 in a Westerly direction a distance of 205 feet; thence turn an angle to the left and run in a Southerly direction 420 feet more or less to the point of intersection with the West line of Section 6, Township 24 North, Range 13 East; thence turn an angle to the left and run in a Northeasterly direction along the West line of Section 6, Township 24 North, Range 13 East a distance of 460 feet more or less to the POINT OF BEGINNING.

PARCEL D

E ½ of the SW ¼ of Section 6, Township 24, Range 13 East, Shelby County, Alabama.

LESS AND EXCEPT

A Parcel of land located in the East Half of the Southwest ¼ of Fractional Section 6, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCING at the SW corner of the SE ¼ of the SW ¼ of Section 6, Township 24 North, Range 13 East, Shelby County, Alabama; Thence North 01°16'56" West for a distance of 1318.91 feet; Thence South 82°02'28" East for a distance of 566.58 feet to the POINT OF BEGINNING of the parcel herein described; Thence North 07°24'46" West for a distance of 385.14 feet; thence North 04°12'08" East for a distance of 1010.31 feet; thence South 89°01'14" East for a distance of 720.68 feet; thence South 00°59'16" East for a distance of 239.62 feet to the Western right of way of Shelby County Highway 89 (80' right of Way), said point being on a curve to the left have a radius of 1487.56 feet, with a chord bearing of South 06°03'39" West and a chord distance of 426.75 feet; thence along said Western right of way, along said curve an arc distance of 428.23 feet; thence continue along said Western right of way South 02°11'10" East for a distance of 688.36 feet; thence leaving said right of way south 88°00'33" West for a distance of 730.68 feet to the POINT OF BEGINNING of the Parcel herein Described.

ALSO, LESS AND EXCEPT

Begin at the SW Corner of the SE ¼ of the SW ¼ of Section 6, Township 24 North, Range 13 East, Shelby County,

Alabama, said point being the POINT OF BEGINNING; thence N 88°05'20" E for a distance of 1308.52' to the Westerly right of way line of Shelby County Highway 89, 60' R.O.W.; thence N 02°25'22" W and long said R.O.W. line for a distance of 810.00'; thence S 88°42'44" W and leaving said R.O.W. line for a distance of 528.01'; thence S 02°25'22" E for a distance of 250.00'; thence S 88°42'44" W for a distance of 769.66'; thence S 01°19'10" E for a distance of 574.13' to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Delores S. Adkins	Grantee's Name	Simon Luke Smith Lacy Michelle Smith James Bradford Smith Meka Collins Smith Paul Bradford Smith III
Mailing Address	<u>P.O. Box 361</u> <u>Montevallo, AL</u> <u>35115</u>	Mailing Address	<u>AL</u>
Property Address	<u>Montevallo, AL 35115</u>	Date of Sale	<u>March 17, 2021</u>
		Total Purchase Price	<u>\$368,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 Delores S. Adkins

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
03/18/2021 11:51:13 AM
\$35.00 CHERRY
20210318000135690

Delores S. Adkins

Form RT-1