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03/25/2021 03:28:05 PM
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 36051

Send Tax Notice To: Asset Preservation, Inc as Qualified
Intermediary for Steve Lee
Steve Lee

File No.: S-21-27076

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Five Thousand Dollars and No Cents (\$405,000.00)**, 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, **Martha Kay Smoke Webster, a single woman and Juanita Marie Smoke Hornsby, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto ~~Asset Preservation, Inc as Qualified Intermediary for Steve Lee and Steve Lee,~~ (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 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their 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 Grantee, his, her or their heirs and assigns forever.

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 22nd day of March, 2021.

Martha Kay Smoke Webster
Martha Kay Smoke Webster

Juanita Marie Smoke Hornsby
Juanita Marie Smoke Hornsby

State of Alabama

County of Lee

I, Charity Edwards, a Notary Public in and for the said County in said State, hereby certify that Martha Kay Smoke Webster and Juanita Marie Smoke Hornsby, 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 22nd day of March, 2021.

Charity Edwards
Notary Public, State of Alabama

My Commission Expires: 3/23/22

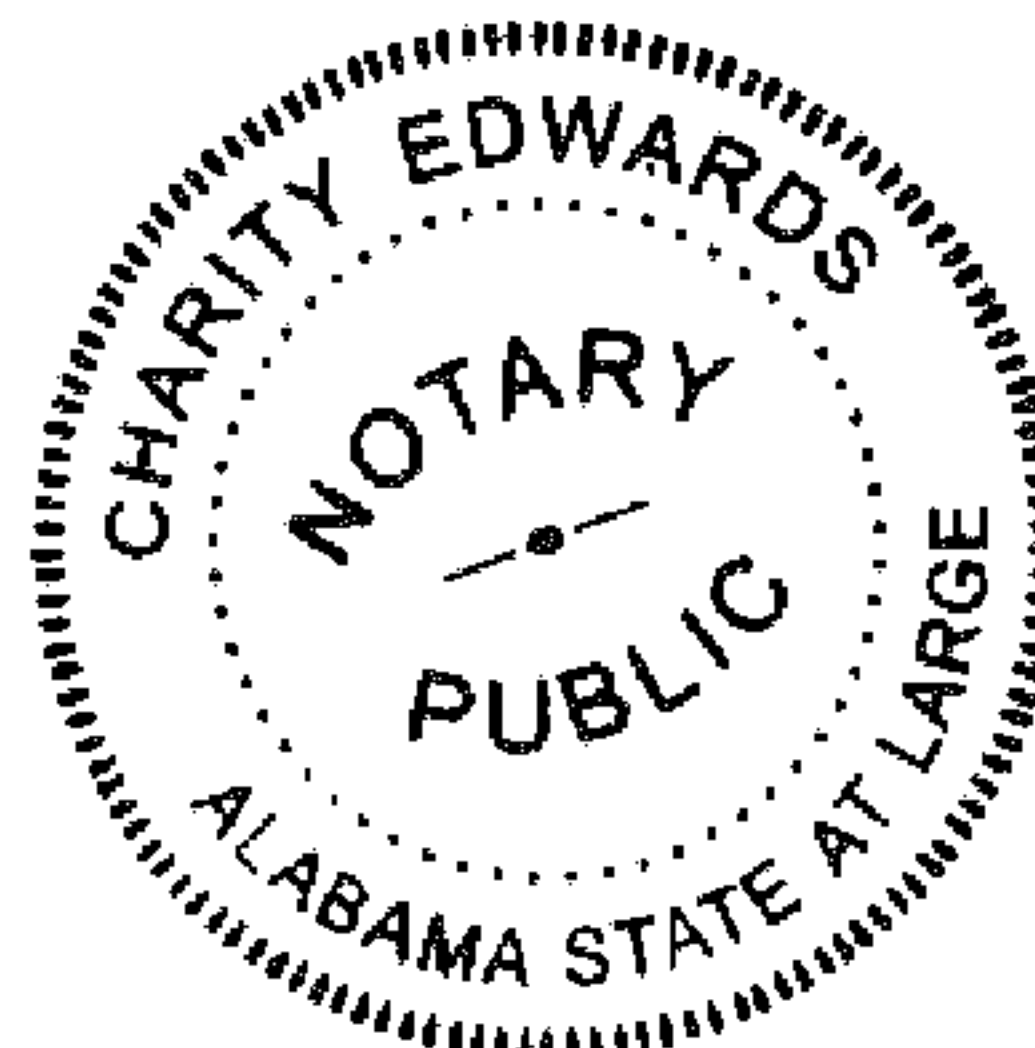


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A

A tract being a portion of that certain parcel of land described in Instrument Number 20180726000267380 recorded in the Judge of Probate Office in Shelby County, Alabama situated in the Southwest $\frac{1}{4}$ of Section 15, Township 21 South, Range 2 West in said Shelby County, Alabama and being more particularly described as follows:

BEGINNING at a 4"x4" concrete monument found marking the Southeast corner of East $\frac{1}{2}$ of Southwest $\frac{1}{4}$ in Section 15, said monument having Alabama West State Plane Coordinates of N:1163919.21, E:2202351.53, said 4"x4" concrete monument being located S 87°56'24" E a distance of 2009.77 feet from a capped rebar (JPS RLS 21181) found marking the Southwest corner of said parcel described in Instrument Number 20180726000267380; thence along the South line of Section 15, N 87°56'24" W a distance of 983.59 feet to a set 5/8" rebar; thence leaving said South line, N 00°45'12" W a distance of 2719.58 feet to a set 5/8" rebar on the South right-of-way line County Highway No. 26 (80' public right-of-way); thence along South right-of-way line, N 64°42'46" E a distance of 324.59 feet to a set 5/8" rebar; thence with a curve turning to the right with an arc length of 385.45 feet, radius of 1344.70 feet, chord bearing of N 74°51'24" E, chord length of 384.13 feet to a set 5/8" rebar marking the intersection of the South line of said County Highway No. 26 and the West right-of-way line of Settlers Ridge (60' public right-of-way); thence along the West right-of-way line of Settlers Ridge, S 21°48'11" E a distance of 131.15 feet to a set 5/8" rebar; Thence S 07°22'53" E a distance of 271.50 feet to a set 5/8" rebar; thence with a curve turning to the left and an arc length of 94.68 feet, radius of 173.18 feet, chord bearing of S 23°10'50" E, chord length of 93.50 feet to a set 5/8" rebar; thence S 41°41'34" E a distance of 184.73 feet to a set 5/8" rebar; thence with a curve turning to the right with an arc length of 131.56 feet, radius of 313.75 feet, chord bearing of S 26°15'20" E, chord length of 130.60 feet to a set 5/8" rebar; thence with a curve turning to the left with an arc length of 140.95 feet, radius of 553.27 feet, chord bearing of S 22°56'21" E, chord length of 140.57 feet to a found capped rebar (illegible); thence S 00°02'15" W a distance of 2132.21 feet to the Point of Beginning.

According to the survey of Michael K. Davis, Alabama License No. 31571, dated March 15, 2021

Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|----------------|
| Grantor's Name | Martha Kay Smoke Webster Juanita Marie Smoke Hornsby | Grantee's Name | Steve Lee |
| Mailing Address | <u>728 Heard Ave</u> <u>Auburn, AL 36830</u> | Mailing Address | _____ |
| Property Address | Hwy 26 Alabaster, AL 35007 | Date of Sale | March 22, 2021 |
| | | Total Purchase Price | \$406,000.00 |
| | | 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)

| | |
|--|------------------------------------|
| <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 18, 2021Print Martha Kay Smoke Webster

Unattested

Sign Martha Kay Smoke Webster
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Juanita Marie Smoke Hornsby
Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2021 03:28:05 PM
\$433.00 KIMBERLY
20210325000150840

Allen S. Boyd