

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Jennifer Pilkerton Boyd and
Edward Raymond Boyd III
169 Davila Drive
Montevallo, AL 35115

\$152,000 Assessed (23 ac)

STATE OF ALABAMA) WARRANTY DEED: JOINT TENANCY
COUNTY OF SHELBY) WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Love and affection and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Robert E. Pilkerton and June M. Pilkerton** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jennifer Pilkerton Boyd and Edward Raymond Boyd III (husband and wife)**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, to wit:

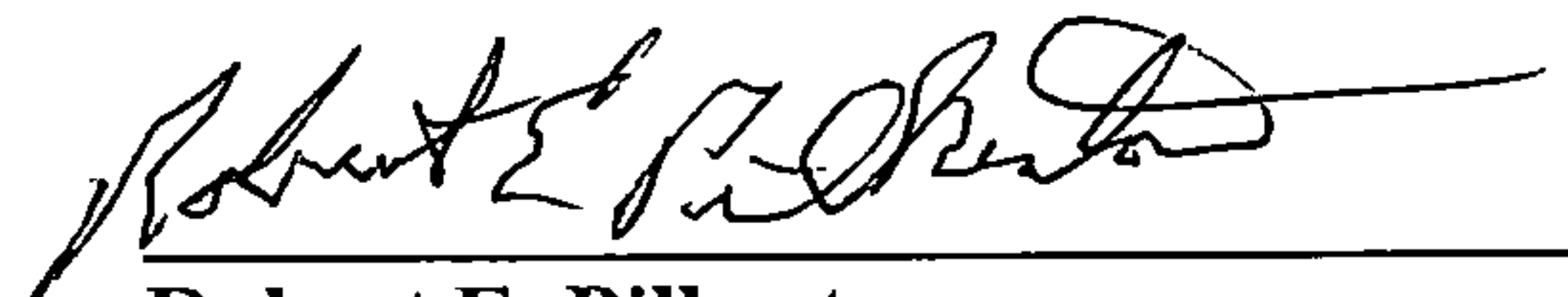
SEE ATTACHED EXHIBIT A

- This property does not constitute the homestead of the Grantor or of his spouse.
- Subject to existing easements, restrictions, set back lines, rights of way, limitations if any of record.
- This instrument was prepared without benefit of title search.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 13th day of April, 2021.

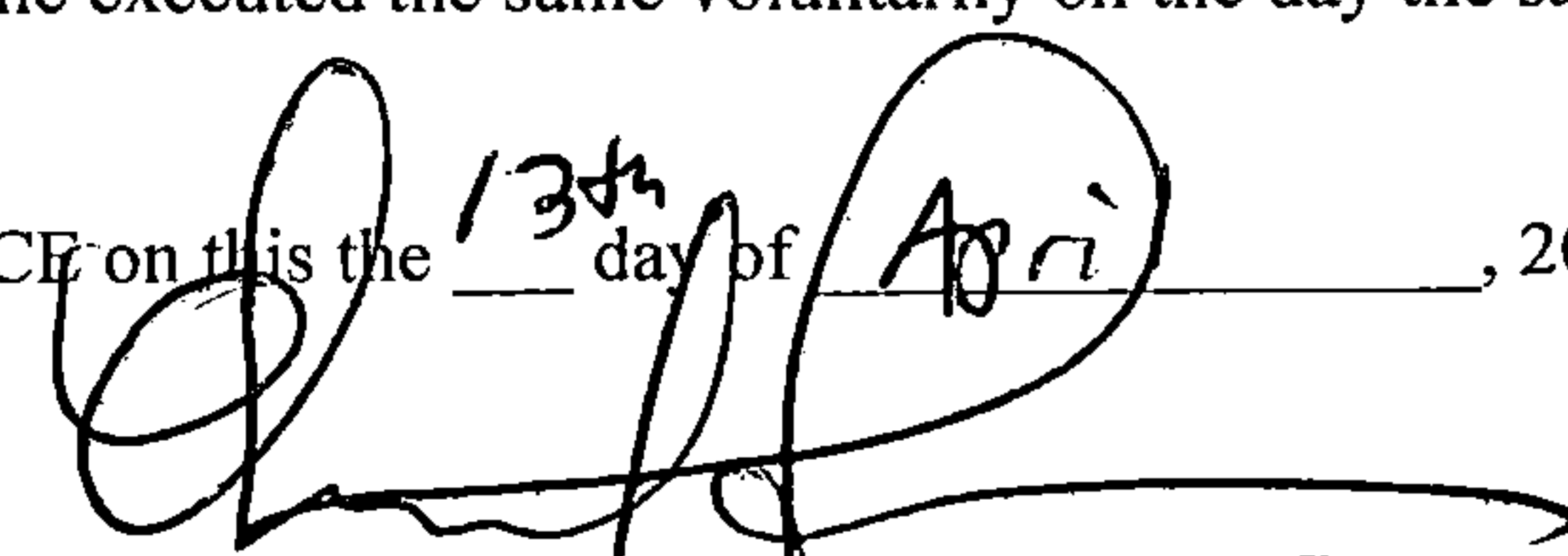

Robert E. Pilkerton

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **Robert E. Pilkerton**, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 13th day of April, 2021.


NOTARY PUBLIC

My Commission Expires: 05/01/2024

June M. Pilkerton
June M. Pilkerton

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **June M. Pilkerton**, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 13 day of April, 2021.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

Real Estate Sales Validation Form

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

Grantor's Name Robert E. Pickett
Mailing Address Robert E. Pickett
169 Daulta Dr
Monticello AL 35715

Grantee's Name Jennifer Pickett Boyd
Mailing Address Edward August Boyd III
169 Daulta Drive
Monticello AL 35715

Property Address Lot
23 of 30 AC
169 Daulta Dr
Monticello AL 35715

Date of Sale 04/13/21
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 152,000 (23 Acres)

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 ☐ Appraisal
☐ Sales Contract ☒ Other Family Transfer - partial
☐ 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 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 04/13/21

Print Chris Smith

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



20210420000196280 3/4 \$183.00
Shelby Cnty Judge of Probate, AL
04/20/2021 10:22:48 AM FILED/CERT

A parcel of land located in the Northwest Quarter of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of the SW- $\frac{1}{4}$ of the NW- $\frac{1}{4}$ of said Section 22; thence run North along the West line of said Section 22 a distance of 847.72 feet; thence turn right 91 deg. 10 min. 00 sec. a distance of 358.57 feet to point of beginning; thence turn right 88 deg. 50 min. 00 sec. a distance of 915.16 feet to North side of Davila Drive thence turn left 94 deg. 26 min. 18 sec. along said Drive extended a distance of 88.43 feet to Point of Curve of a curve to the left having a central angle of 70 deg. 31 min. 44 sec. and a radius of 25.00 feet; thence run along the arc of said curve a distance of 28.87 feet to the end of said curve and the P.C. of a curve to the right having a central angle of 125 deg. 15 min. 52 sec. and a radius of 50.00 feet; thence run along the arc of said curve a distance of 109.31 feet; thence from the tangent of said curve turn left 50 deg. 17 min. 50 sec. a distance of 376.18 feet; thence turn right 44 deg. 06 min. 34 sec. a distance of 439.67 feet to the centerline of Shoal Creek; thence run Northeasterly along said Creek the following angles and distances: Turn left 54 deg. 32 min. 49 sec. a distance of 63.55 feet; turn left 20 deg. 59 min. 31 sec. a distance of 105.48 feet; thence left 34 deg. 49 min. 16 sec. a distance of 273.13 feet; thence left 06 deg. 23 min. 43 sec. a distance of 235.26 feet; thence turn left 55 deg. 05 min. 23 sec leaving said Creek a distance of 784.95 feet; thence turn left 51 deg. 05 min. 52 sec. a distance of 741.43 feet to the point of beginning.

Subject to easements and restrictions of record.



20210420000196280 4/4 \$183.00
Shelby Cnty Judge of Probate, AL
04/20/2021 10:22:48 AM FILED/CERT