

This Instrument was Prepared by:

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

File No.: S-21-27304

Send Tax Notice To: Mary F. Roensch

931 Pumpkin Hollow Rd
Sterrett, AL 35147

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million Five Hundred Thousand Dollars and No Cents (\$1,500,000.00)**, 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, **The Delphia Gail Smith Management Trust dated March 1, 2001 and Estate of Stanley Smith PR-2020-001020**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mary F. Roensch**, (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.

\$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 10th day of June, 2021.

THE DELPHIA GAIL SMITH MANAGEMENT
TRUST DATED MARCH 1, 2001

Delphia Gail Smith
By Delphia Gail Smith
Trustee

ESTATE OF STANLEY SMITH PR-2020-001020

Delphia Gail Smith
By Delphia Gail Smith
Personal Representative

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 Delphia Gail Smith as Trustee of The Delphia Gail Smith Management Trust dated March 1, 2001 and Estate of Stanley Smith PR-2020-001020 by Delphia Gail Smith as Personal Representative, 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 10th day of June, 2021.

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

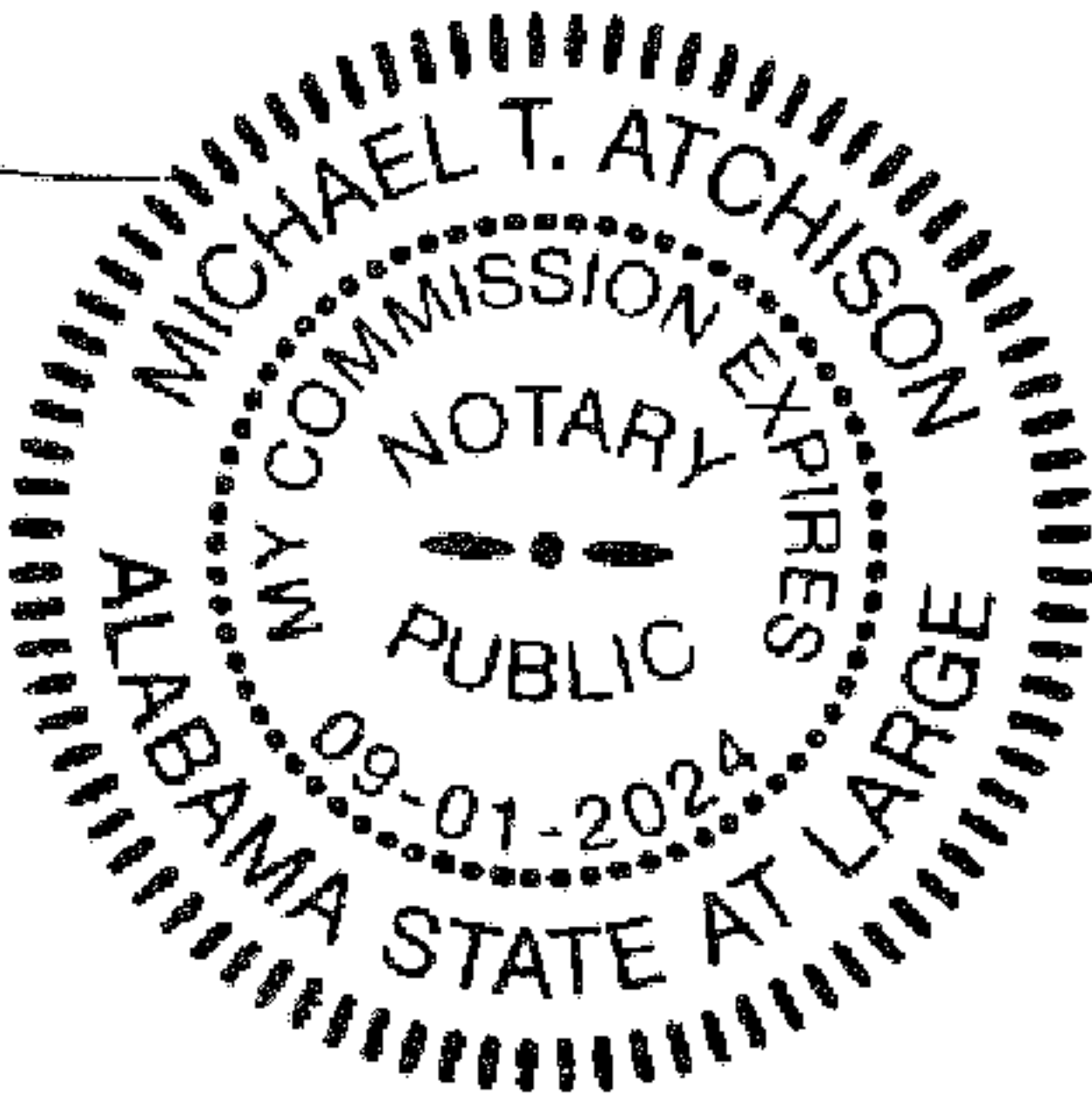


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

From a 1-inch crimped pipe at the NW corner of Section 18, Township 18 South, Range 2 East, run thence (TRUE) North 88 degrees 37 minutes 00 seconds East along the accepted North boundary of the NW 1/4 of the NW 1/4 of said Section 18 for a distance of 1282.23 feet to a 1/2-inch rebar accepted as the NW corner of the NE 1/4 of the NW 1/4 of said Section 18, said point being the point of beginning of herein described parcel of land; thence run North 87 degrees 11 minutes 49 seconds East along the accepted North boundary of said NE 1/4 of NW 1/4 for a distance of 1430.53 feet to a 1/2-inch rebar accepted as the NE corner of said NE 1/4 of NW 1/4; thence run South 02 degrees 38 minutes 48 seconds West along the accepted East boundary of said NE 1/4 of NW 1/4 for a distance of 1311.04 feet to a railroad rail accepted segment of the South boundary of said NE 1/4 of NW 1/4 as of the SE corner of said NE 1/4 of NW 1/4; thence run South 86 degrees 26 minutes 31 seconds West along an accepted segment of the South boundary of said NE 1/4 of NW 1/4 for a distance of 659.15 feet to a 1.5-inch pipe accepted as the NE corner of the W 1/2 of SE 1/4 of NW 1/4 of aforementioned Section 18, Township 18 South, Range 2 East; thence run South 00 degrees 45 minutes 03 seconds West along an accepted property line to a 2-inch pipe accepted as the SE corner of said W 1/2 of SE 1/4 of NW 1/4; thence run South 89 degrees 43 minutes 59 seconds West along an accepted segment of the South boundary of said SE 1/4 of NW 1/4 for a distance of 605.21 feet to a 1-inch pipe accepted as the SE corner of the SW 1/4 of NW 1/4 of said Section 18; thence run South 88 degrees 03 minutes 21 seconds West along the accepted South boundary of said SW 1/4 of NW 1/4 for a distance of 1357.07 feet to a 1-inch crimped pipe accepted as the SE corner of the SE 1/4 of NE 1/4 of Section 13, Township 18 South, Range 1 East; thence run South 89 degrees 22 minutes 39 seconds West along the accepted South boundary of said SE 1/4 of NE 1/4 for a distance of 1325.04 feet to a 1-inch crimped pipe accepted as the SW corner of said SE 1/4 of NE 1/4; thence run North 00 degrees 17 minutes 45 seconds West along the accepted West boundary of said SE 1/4 of NE 1/4 for a distance of 1316.82 feet to a 1-inch crimped pipe accepted as the NW corner of said SE 1/4 of NE 1/4; thence run North 89 degrees 30 minutes 11 seconds East along the accepted North boundary of said SE 1/4 of NE 1/4 for a distance of 1325.40 feet to a 1-inch crimped pipe accepted as the SW corner of said NW 1/4 of NW 1/4 of Section 18, Township 18 South, Range 2 East; thence run North 00 degrees 14 minutes 49 seconds West along an accepted segment of the West boundary of said NW 1/4 of NW 1/4 for a distance of 657.68 feet to a 1/2-inch rebar accepted as the NW corner of the S 1/2 of NW 1/4 of NW 1/4 of said Section 18; thence run North 88 degrees 36 minutes 40 seconds East along an accepted property line for a distance of 1277.96 feet to a 1/2-inch rebar accepted as the NE corner of said S 1/2 of NW 1/4 of NW 1/4; thence run North 00 degrees 00 minutes 59 seconds East along an accepted segment of the West boundary of the NE 1/4 of NW 1/4 of said Section 18 for a distance of 657.51 feet to the point of beginning of herein described parcel of land, situated in the SE 1/4 of NE 1/4 of Section 13, Township 18 South, Range 1 East, and the NW 1/4 of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama.

Together with rights of ingress and egress as set forth in Deed Book 284, Page 96, in Probate Office of Shelby County, Alabama.

PARCEL 2:

From a 3/4-inch pipe accepted as the NE corner of Section 18, Township 18 South, Range 2 East, run thence (TRUE) South 00 degrees 52 minutes 53 seconds West along the East boundary of said Section 18 for a distance of 1335.86 feet to a point at the true NE corner of the SE 1/4 of NE 1/4 of said Section 18, said point being North 00 degrees 52 minutes 53 seconds East 4007.60 feet North of a 2-inch pipe at the SE corner of said Section 18; thence run North 89 degrees 32 minutes 26 seconds West along the accepted North boundary of said SE 1/4 of NE 1/4 for a distance of 242.73 feet to a 1/2-inch rebar on the Westerly boundary of Shelby County Road #55 (60-foot right of way), being the point of beginning of herein described parcel of land; thence continue North 89 degrees 32 minutes 36 seconds West along the accepted North boundary of said SE 1/4 of NE 1/4 for a distance of 1042.45 feet to a 3/4-inch rebar accepted as the SE corner of the NW 1/4 of NE 1/4 of said Section 18; thence run North 00 degrees 27 minutes 35 seconds West along the accepted East boundary of said NW 1/4 of NE 1/4 for a distance of 1317.85 feet to a 1-inch pipe accepted as the NE corner of said NW 1/4 of NE 1/4; thence run South 89 degrees 17 minutes 00 seconds West along the accepted North boundary of said NW 1/4 of NE 1/4 for a distance of 1098.21 feet to a 1/2-inch rebar accepted as the NW corner of said NW 1/4 of NE 1/4; thence run South 02 degrees 38 minutes 48 seconds West along the accepted West boundary of said NW 1/4 of NE 1/4 for a distance of 1311.04 feet to a railroad rail accepted as the NW corner of the SW 1/4 of NE 1/4 of aforementioned Section 18; thence run South 00 degrees 55 minutes 15 seconds West along the accepted West boundary of said SW 1/4 of NE 1/4 for a distance of 710.35 feet to a 1/2-inch rebar on the Northerly boundary of Maplewood Drive (60-foot right of way) that is North 00 degrees 55 minutes 15 seconds East 650.98 feet of a 3/4-inch rebar accepted as the SW corner of said SW 1/4 of NE 1/4, said point being on a curve concave left, having a delta angle of 14 degrees 29 minutes 48 seconds and tangents of 46.18 feet; thence run North 70 degrees 41 minutes 23 seconds East for a chord distance of 60.88 feet to a 1/2-inch rebar at the P.T.; thence run North 65 degrees 53 minutes 48 seconds East along said drive boundary for a distance of 159.62 feet to a 1/2-inch rebar at the P.C. of a curve concave left, having a delta angle of 30 degrees 00 minutes 59 seconds and tangents of 166.96 feet; thence run North 50 degrees 53 minutes 18 seconds East for a chord distance of 322.52 feet to a 1/2-inch rebar at the P.T.; thence run North 35 degrees 52 minutes 49 seconds East along said drive boundary for a distance of 140.00 feet to a 1/2-in rebar at the P.C. of a curve concave right, having a delta angle of 23 degrees 39 minutes 38 seconds and tangents of 81.28 feet; thence run North 47 degrees 42 minutes 38 seconds East for a chord distance of 159.11 feet to a 1/2-inch rebar at the P.C. of a curve concave right, having a delta angle of 63 degrees 35 minutes 59 seconds and tangents of 98.01 feet; thence run South 88 degrees 39 minutes 35 seconds East for a chord distance of 166.60 feet to a 1/2-inch rebar at the P.T.;

thence run South 56 degrees 51 minutes 34 seconds East along said drive boundary for a distance of 179.75 feet to a 1/2-inch rebar at the P.C. of a curve concave left, having a delta angle of 28 degrees 13 minutes 05 seconds and tangents of 72.46 feet; thence run South 70 degrees 58 minutes 06 seconds East for a chord distance of 140.55 feet to a 1/2-inch rebar at the P.T.; thence run South 85 degrees 04 minutes 39 seconds East along said drive boundary for a distance of 158.59 feet to a 1/2-inch rebar at the P.C. of a curve concave right, having a delta angle of 25 degrees 04 minutes 43 seconds and tangents of 106.67 feet; thence run South 72 degrees 32 minutes 18 seconds East for a chord distance of 208.26 feet to a 1/2-inch rebar at the P.C. of a curve concave right, having a delta angle of 46 degrees 01 minutes 33 seconds and tangents of 61.62 feet; thence run South 36 degrees 59 minutes 12 seconds East for a chord distance of 113.43 feet to a 1/2-inch rebar at the P.T.; thence run South 13 degrees 58 minutes 23 seconds East along said drive boundary for a distance of 51.76 feet to a 1/2-inch rebar at the P.C. of a curve concave right, having a delta angle of 17 degrees 26 minutes 30 seconds and tangents of 79.60 feet; thence run South 05 degrees 15 minutes 08 seconds East for a chord distance of 157.36 feet to a 1/2-inch rebar at the P.T.; thence run South 03 degrees 28 minutes 07 seconds West along said drive boundary for a distance of 46.56 feet to the P.C. of a curve concave left, having a delta angle of 11 degrees 25 minutes 48 seconds and tangents of 197.00 feet; thence run South 02 degrees 14 minutes 47 seconds East for a chord distance of 392.04 feet to a 1/2-inch rebar at the P.T.; thence run South 07 degrees 57 minutes 41 seconds along said drive boundary for a distance of 88.68 feet to a 1/2-inch rebar at the P.C. of a curve concave left, having a delta angle of 26 degrees 02 minutes 21 seconds and tangents of 58.06 feet; thence run South 20 degrees 58 minutes 51 seconds East for a chord distance of 113.14 feet to a 1/2-inch rebar at the P.T.; thence run South 34 degrees 00 minutes 02 seconds East along said drive boundary for a distance of 140.14 feet to a 1/2-inch rebar at the P.C. of a curve concave left, having a delta angle of 26 degrees 32 minutes 45 seconds and tangents of 102.92 feet; thence run South 47 degrees 16 minutes 25 seconds East for a chord distance of 200.35 feet to a 1/2-inch rebar at the P.T.; thence run South 60 degrees 32 minutes 47 seconds East along said drive boundary for a distance of 210.58 feet to a 1/2-inch rebar at a point of intersection with the Westerly boundary of Shelby County Road #55 (60-foot right of way), said point being the P.C. of a curve concave right, having a delta angle of 19 degrees 25 minutes 28 seconds and tangents of 164.98 feet; thence run North 11 degrees 37 minutes 07 seconds East for a chord distance of 325.22 feet to a 1/2-inch rebar at the P.T.; thence run North 21 degrees 19 minutes 50 seconds East along said road boundary for a distance of 276.89 feet to a 1/2-inch rebar at the P.C. of a curve concave left, having a delta angle of 21 degrees 01 minutes 30 seconds and tangents of 104.43 feet; thence run North 10 degrees 49 minutes 05 seconds East for a chord distance of 205.36 feet to a 1/2-inch rebar at the P.T.; thence run North 00 degrees 18 minutes 20 seconds East along said road boundary for a distance of 548.20 feet to a 1/2-inch rebar at the P.C. of a curve concave left, having a delta angle of 03 degrees 10 minutes 34 seconds and tangents of 99.17 feet; thence run North 01 degrees 16 minutes 58 seconds West for a chord distance of 198.26 feet to a 1/2-inch rebar at the P.T.; thence run North 02 degrees 52 minutes 15 seconds West along said road boundary for a distance of 182.88 feet to the point of beginning of herein described parcel of land, situated in the NW 1/4 of NE 1/4 and the S 1/2 of NE 1/4 and the NE 1/4 of SE 1/4 of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama.

PARCEL 3:

Lots 1, 2, 3, 4, and 5, according to the Allen Family Subdivision, as recorded in Map Book 46, Page 79, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

PARCEL 4:

Commence at a 1 1/2-inch pipe in place being the Northwest corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning; from this beginning point proceed North 84 degrees 24 minutes 29 seconds East along the North boundary of said Quarter-Quarter Section for a distance of 445.25 feet to a 1 1/2-inch pipe in place; thence proceed South 00 degrees 26 minutes 24 seconds West for a distance of 733.88 feet to a PK nail in asphalt; thence proceed South 88 degrees 44 minutes 47 seconds West for a distance of 31.26 feet to the centerline of a roadbed; thence proceed North 63 degrees 05 minutes 06 seconds West along the centerline of said roadbed for a distance of 68.75 feet; thence proceed North 69 degrees 49 minutes 08 seconds West along the centerline of said roadbed for a distance of 54.57 feet; thence proceed North 83 degrees 16 minutes 34 seconds West along the centerline of said roadbed for a distance of 70.61 feet; thence proceed North 76 degrees 44 minutes 10 seconds West along the centerline of said roadbed for a distance of 39.83 feet; thence proceed South 81 degrees 32 minutes 13 seconds West along the centerline of said roadbed for a distance of 20.70 feet; thence proceed South 38 degrees 30 minutes 06 seconds West along the centerline of said roadbed for a distance of 83.96 feet; thence proceed South 51 degrees 55 minutes 39 seconds West along the centerline of said roadbed for a distance of 48.69 feet; thence proceed South 63 degrees 57 minutes 27 seconds West along the centerline of said road for a distance of 44.60 feet; thence proceed South 75 degrees 21 minutes 21 seconds West along the centerline of said roadbed for a distance of 41.03 feet to a 1/2-inch capped rebar in place (PLS #28251), said point being located on the West boundary of the East 1/2 of said SE 1/4 of the NW 1/4; thence proceed North 00 degrees 27 minutes 29 seconds East along the West boundary of said East 1/2 of said Quarter-Quarter Section for a distance of 752.56 feet to the point of beginning; The above described land is located in the SE 1/4 of the NW 1/4 of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama.

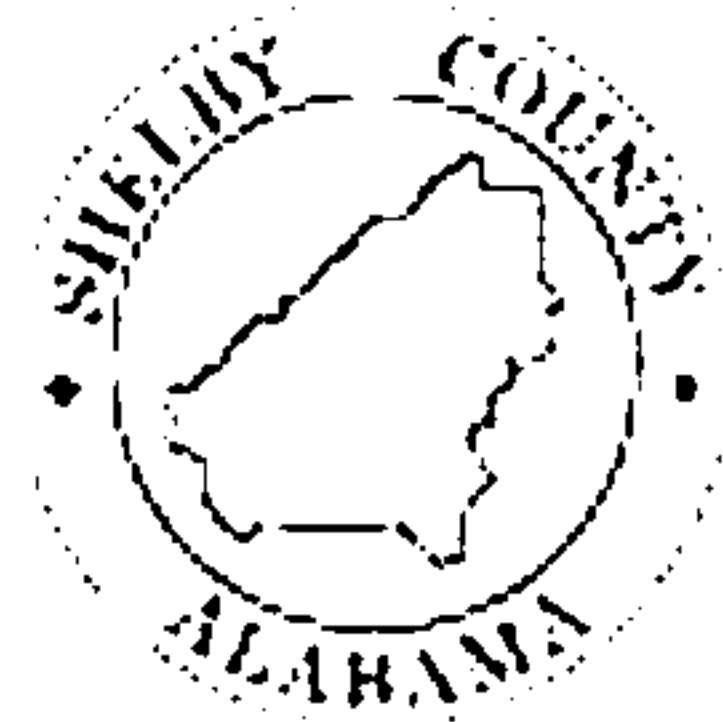
PARCEL 5:

Commence at a 2-inch pipe in place being the Southwest corner of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 18 Township 18 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning; from this beginning point proceed North 00 degrees 27 minutes 29 seconds East along the West boundary of said East 1/2 of the SE 1/4 of the NW 1/4 for a distance of 419.68 feet to a 1/2-inch capped rebar in place (PLS #28251); thence proceed North 88 degrees 36 minutes 14 seconds East for a distance of 210.07 feet to a 1/2-inch capped rebar in place (PLS #28251); thence proceed South 00 degrees 29 minutes 22 seconds West for a distance of 420.09 feet to a 1/2-inch capped rebar in place (PLS #28251), said point being located on the South boundary of said Quarter-Quarter Section; thence

proceed South 88 degrees 38 minutes 37 seconds West along the South boundary of said Quarter-Quarter Section for a distance of 210.07 feet to the point of beginning.

The above described land is located in the SE 1/4 of the NW 1/4 of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama.

ALSO, Easement as shown on the Map of Allen Family Subdivision as recorded in Map Book 46, Page 79, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/14/2021 11:19:48 AM
 \$1534.00 JOANN
 20210614000288610

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name The Delphia Gail Smith Management
 Trust dated March 1, 2001
 Estate of Stanley Smith
 PR-2020-001020

Mailing Address 4276 Hwy 39
Chalga, AL 35043

Property Address 0 Maplewood Lane
Vandiver, AL 35176

Grantee's Name Mary F. Roensch

Mailing Address 931 Pumpkin Hollow Rd
Sterrett, AL 35147

Date of Sale June 10, 2021
 Total Purchase Price \$1,500,000.00

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)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 June 07, 2021

Print The Delphia Gail Smith Management Trust dated
March 1, 2001

Unattested

Sign Delphia Gail Smith
owner

Form RT-1