

20210806000382000 1/4 \$56.00
Shelby Cnty Judge of Probate, AL
08/06/2021 11:46:34 AM FILED/CERT

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Curtis Glenn Ray
234 River Loop Road
Lacey's Spring, AL 35754

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are given by the preparer as to the status of title or the accurateness of the legal description.

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **MARIE ANN RAY SMITHERMAN, a married woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **CURTIS GLENN RAY** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

Tax Parcel ID: 23-5-15-0-001-016.000

Subject property is not the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 08/06/2021
State of Alabama
Deed Tax: \$25.00

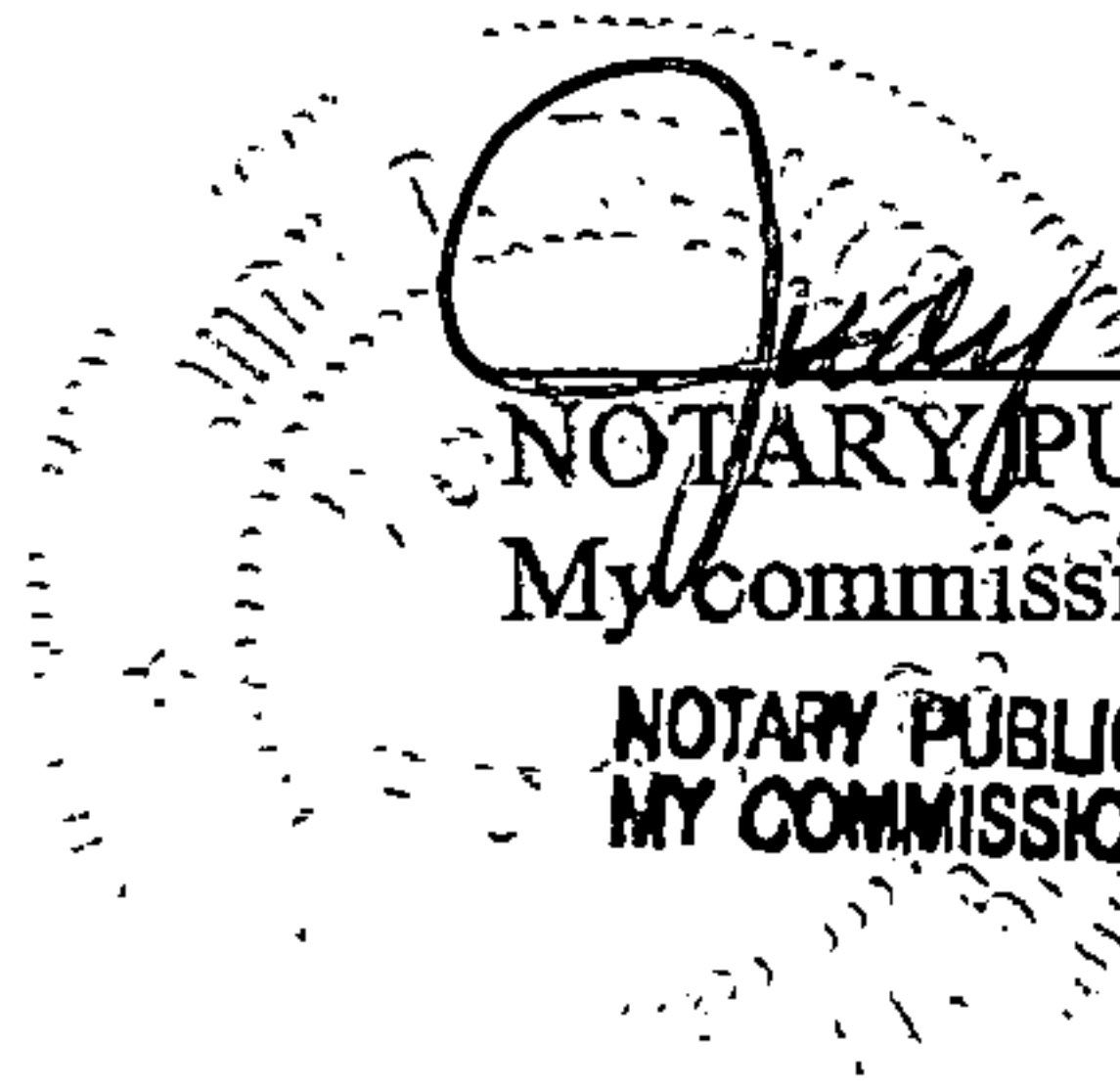
IN WITNESS WHEREOF, said Grantor has set her hand and seal this the 20th day of July, 2021.


MARIE ANN RAY SMITHERMAN

STATE OF Georgia)
COUNTY OF Danks)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MARIE ANN RAY SMITHERMAN**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of July, 2021.

 Judy D. Williams
NOTARY PUBLIC
My commission expires:
NOTARY PUBLIC, BANKS COUNTY, GEORGIA
MY COMMISSION EXPIRES 6/13/2023



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Exhibit A

Legal Description

Commence at the SE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ 994.57 feet to a point; thence 88 deg. 19 min. 38 sec. right and run Northerly 576.0 feet to the point of beginning of the property being described; thence continue along last described course 373.15 feet to a point; thence 91 deg. 40 min. 22 sec. right and run Easterly 230.0 feet to a point; thence 88 deg. 19 min. 38 sec. right and run Southerly 373.15 feet to a point; thence 91 deg. 40 min. 22 sec. right and run Westerly 230.0 feet to the point of beginning, containing 1.97 acres, and marked on the corners with iron pins as shown on the plat.



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Real Estate Sales Validation Form

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

Grantor's Name Maria Ann Ray Smith
Mailing Address _____

Grantee's Name Curtis Glenn Ray
Mailing Address 284 River Loop Rd
Locey Springs AL
35754

Property Address Vacant Land

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 25,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

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 8/6/21

Unattested

(verified by)

Print Curtis Glenn Ray

Sign Curtis Glenn Ray
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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