

Prepared by Terry A Smith
190 Hwy 22
Montevallo, AL 35115



20211007000489460 1/2 \$51.50
Shelby Cnty Judge of Probate, AL
10/07/2021 11:47:36 AM FILED/CERT

LIMITED WARRANTY DEED

STATE OF Alabama
COUNTY OF Shelby

THIS INDENTURE made this 7th day of October, 2021, by and between Terry A Smith and Rosetta G Smith, hereinafter referred to as "Grantor", and Paul Baker and Kecia Baker, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: The Grantor, for and in consideration of the sum of Twenty Six Thousand Five Hundred Dollars (\$26,500) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell alien, convey and confirm unto the said Grantee, all that certain land situate in Shelby County, State of Alabama, to wit:

For a starting point being at the NW corner of the NW 1/4 of the NW 1/4 of Section 3, Township 22, Range 4 West, and run East along North line of said quarter section 840 feet for an established point of beginning; thence South 208.66 feet; thence West 840 feet; thence South along West boundary line of said quarter section 210 feet; thence East 1050 feet; thence North 210 feet; thence East 28 feet to West side or boundary line of the Montevallo-Boothton dirt road; thence in a Northwesterly direction 307.65 feet to North Boundary line of the said quarter section; thence run West along said North boundary line 12 feet back to established point of beginning, lying and being in said quarter section, Shelby County, Alabama

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee in fee simple forever. Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature] (Seal)
Witness

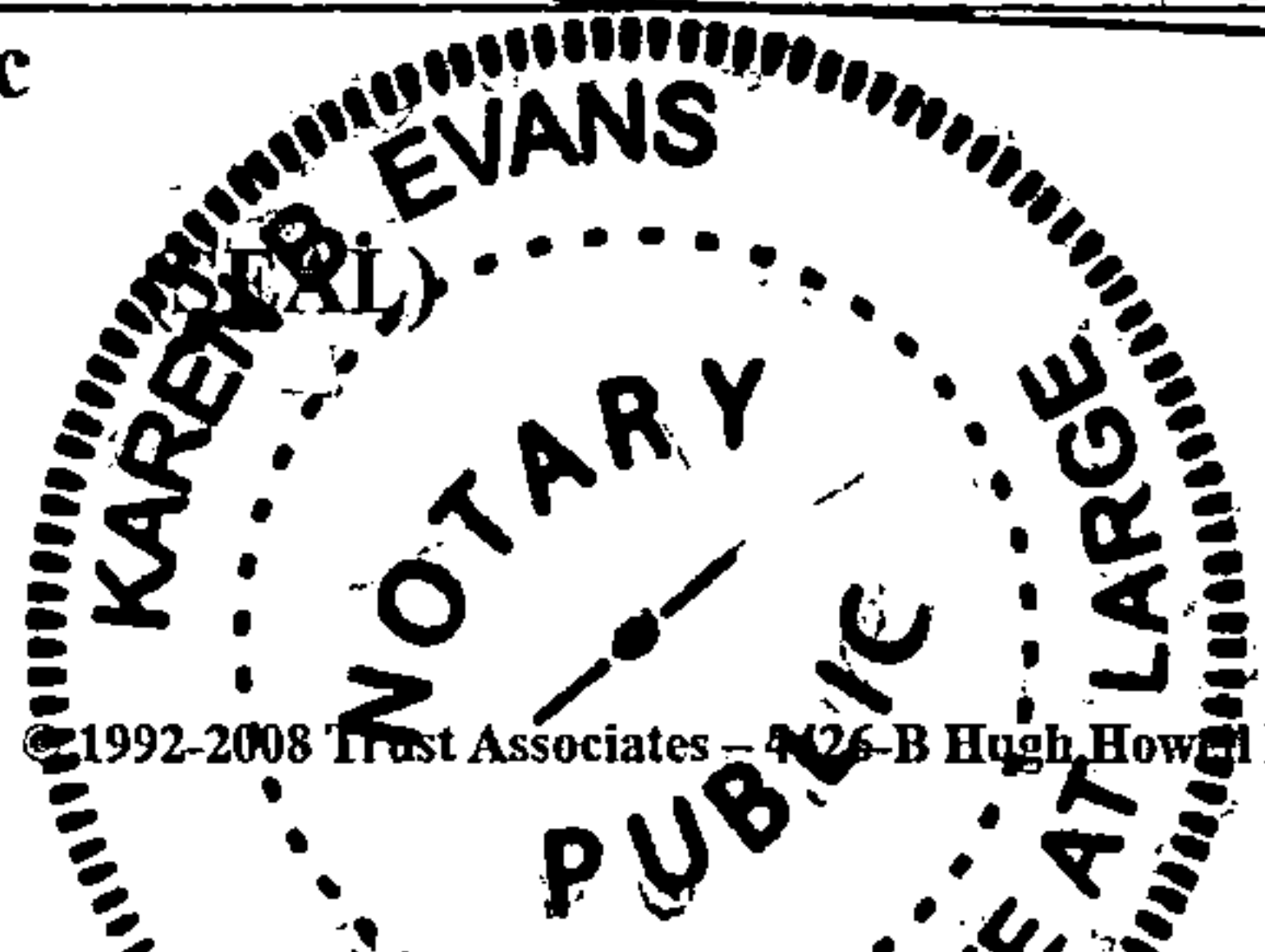
[Signature] (Seal)
Grantor: (Print) Terry A Smith

[Signature] (Seal)
Grantor: (Print) Rosetta G Smith

Sworn to and subscribed before me of even date.

Karen B. Evans
Notary Public

KAREN B. EVANS
Notary Public, Alabama State At Large
My Commission Expires Aug. 08, 2023



Shelby County, AL 10/07/2021
State of Alabama
Deed Tax: \$26.50

Real Estate Sales Validation Form

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

Grantor's Name Terry A Smith
Mailing Address Rosetta G Smith
190 Hwy 22
Montevallo, AL 35715

Grantee's Name Paul Baker + Keri Baker
Mailing Address 7211 Hwy 10
Montevallo, AL, 35715

Property Address 7211 Hwy 10
Montevallo AL 35715

Date of Sale 10/7/2021
Total Purchase Price \$ 26,500



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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
☐ 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 10/7/2021

Print Terry A Smith

Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1