

This Instrument was Prepared by:

Send Tax Notice To: Tim A. Taylor

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

216 Redwood Ln
Hoover, AL 35226

File No.: MV-21-27907

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Twenty Seven Thousand Dollars and No Cents (\$427,000.00)**, 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, **David F. Smith and Sandra A. Smith, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tim A. Taylor**, (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 2022 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 4th day of January, 2022.

David F. Smith Sandra A. Smith
David F. Smith Sandra A. Smith

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that David F. Smith and Sandra A. Smith, 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 4th day of January, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

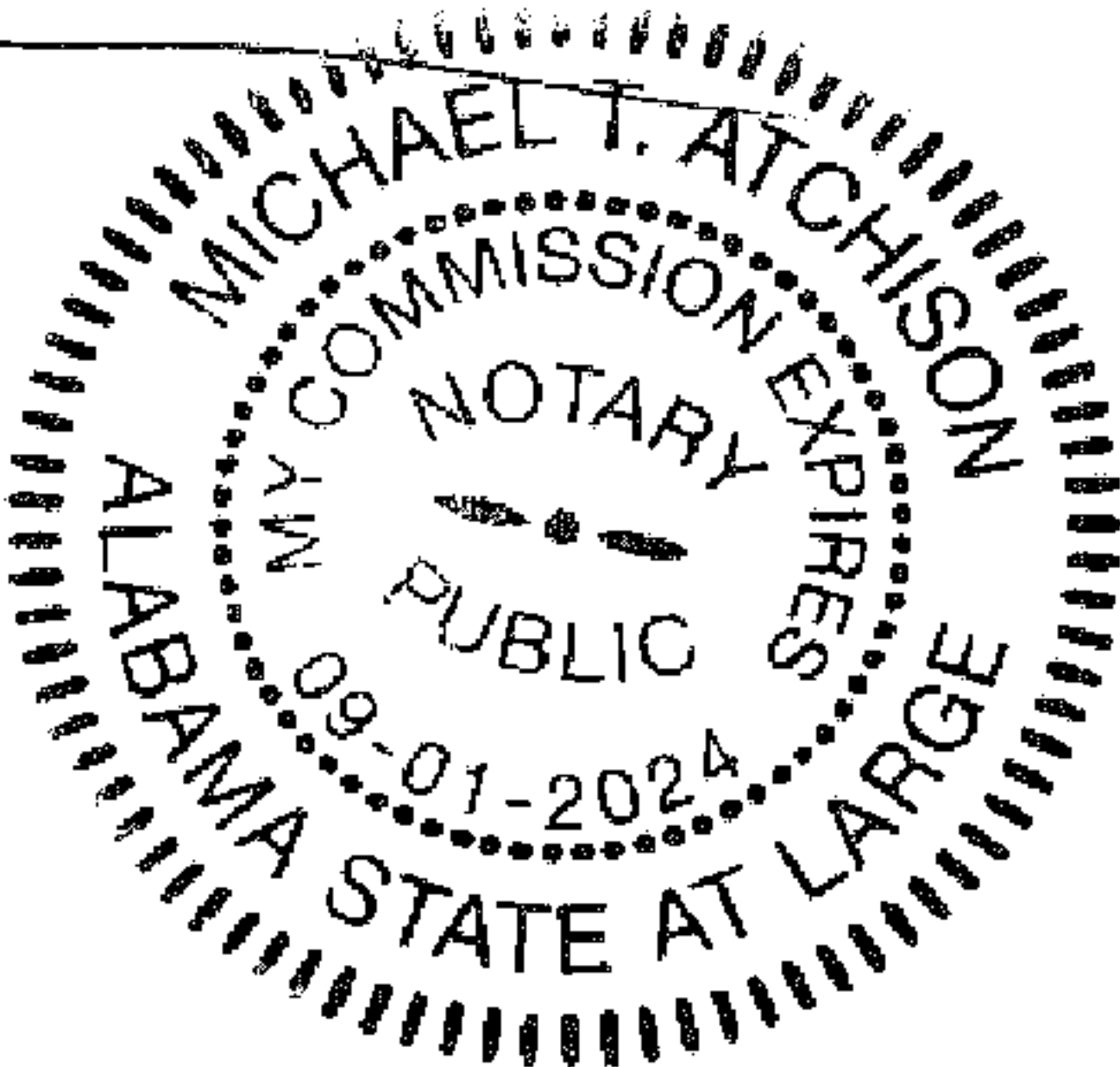


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1 and 2, according to the Huff Family Subdivision, as recorded in Map Book 32, page 51, in the Probate Office of Shelby County, Alabama.

Being more particularly described by metes and bounds as follows:

Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 11, Township 21 South, Range 1 East; thence run easterly along the North line thereof for 832.06 feet to a fence corner and the point of beginning; thence continue last described course and along a fence for 1863.36 feet to a fence corner; thence 90 degrees 34 minutes 35 seconds right run southerly along a fence for 1486.86 feet to the northwesterly right of way of Alabama State Highway #145; thence 34 degrees 38 minutes 12 seconds right run southwesterly along said right of way for 52.82 feet; thence 145 degrees 21 minutes 48 seconds right run northerly for 303.18 feet; thence 69 degrees 08 minutes 08 seconds left run northwesterly for 1301.77 feet; thence 29 degrees 08 minutes 08 seconds right run 972.12 feet to the point of beginning.
According to the survey of Thomas E. Simmons, RLS #12945.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

| | | | |
|------------------|---|-------------------------|--|
| Grantor's Name | David F. Smith Sandra A. Smith | Grantee's Name | Tim A. Taylor |
| Mailing Address | <u>P.O. Box 115</u> <u>Wilsonville, AL 35186</u> | Mailing Address | <u>216 Redwood Ln</u> <u>Hoover, AL 35226</u> |
| Property Address | 152 Cerrito Pl. Wilsonville, AL 35186 | Date of Sale | January 04, 2022 |
| | | Total Purchase Price | \$427,000.00 |
| | | 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 January 03, 2022

Print David F. Smith

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2022 10:21:34 AM
\$455.00 CHERRY
20220105000004730

Allen S. Bayl

Form RT-1