



20220107000009690 1/3 \$329.50
Shelby Cnty Judge of Probate, AL
01/07/2022 03:11:26 PM FILED/CERT

This instrument prepared by:

John W. Clark IV
CLARK LAW FIRM
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2100 First Avenue North
Birmingham, Alabama 35203
Telephone: (205) 506-0075
Facsimile: (800) 856-9028

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **SMITH DEVELOPMENT & MANAGEMENT, LLC**, a limited liability company formed under the laws of the State of Alabama, whose address is c/o Brothers CPA, PC, Post Office Box 430223, Birmingham, Alabama 35243 ("**Grantor**") does hereby grant, bargain, sell and convey unto **SMITH CALERA PROPERTY, LLC**, a limited liability company formed under the laws of the State of Alabama, whose address is c/o Brothers CPA, PC, Post Office Box 430223, Birmingham, Alabama 35243 ("**Grantee**"), the following real property situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, in Block 198, according to J.H Dunstan's map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

Together with a 20' alley being in Block 198, according to J.H Dunstan's Map of the Town of Calera, Alabama, being more particularly described as follows:

Commence at the Northeast corner of Lot 6, Block 198, of the J.H. Dunstan's Map, said point also being the intersection of the West right of way of Hillbrook Road and South right of way of Alabama Highway 25; Thence West along the North line of said Lot 6 a distance of 190 feet to the Northwest corner of said Lot 6, said point also being the Point of Beginning of herein described closure of a 20-foot alley; Thence South along West boundary of Lots 6, 5, 4, 3 a distance of 200 feet to the Southwest corner of Lot 3; Thence West along said alley a distance of 20 feet to the Southeast corner of Lot 10; Thence North along the East boundary of Lots 10, 9, 8, 7 a distance of 200 feet to the Northeast corner of Lot 7, said point begin on the South right of way of Alabama Highway 25; Thence East along said right of way a distance of 20 feet to the Point of Beginning.

Subject to the following:


1. Any mining or mineral rights leased, granted, or retained by current or prior owners.
2. Real estate taxes for the year 2022 not yet due and payable and all subsequent years.
3. Any easements shown on the recorded map.
4. Any encroachments or easements not shown without a survey.

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

WITNESS my hand and seal this 4th day of January 2022.

GRANTOR:

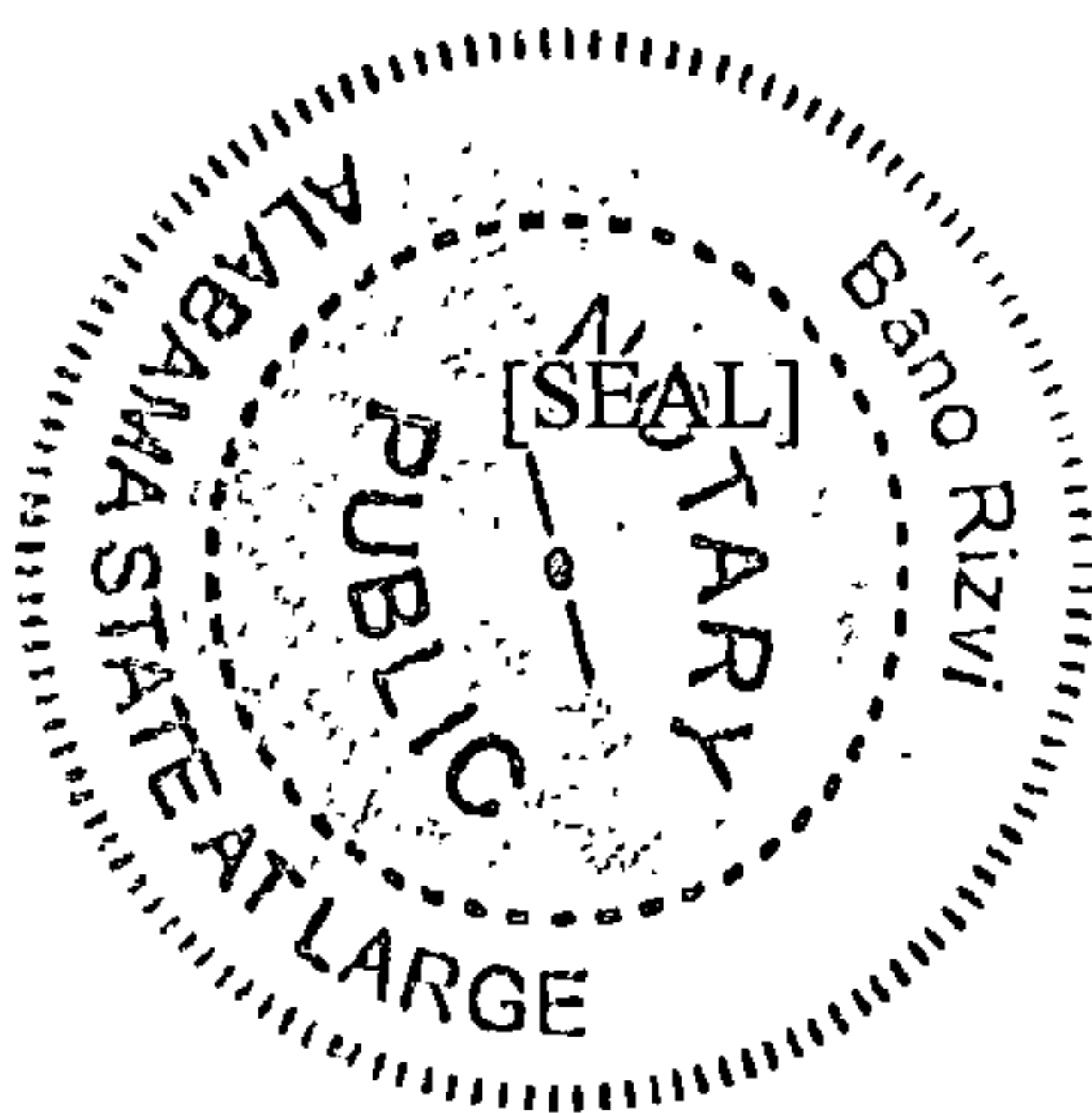
SMITH DEVELOPMENT
& MANAGEMENT, LLC

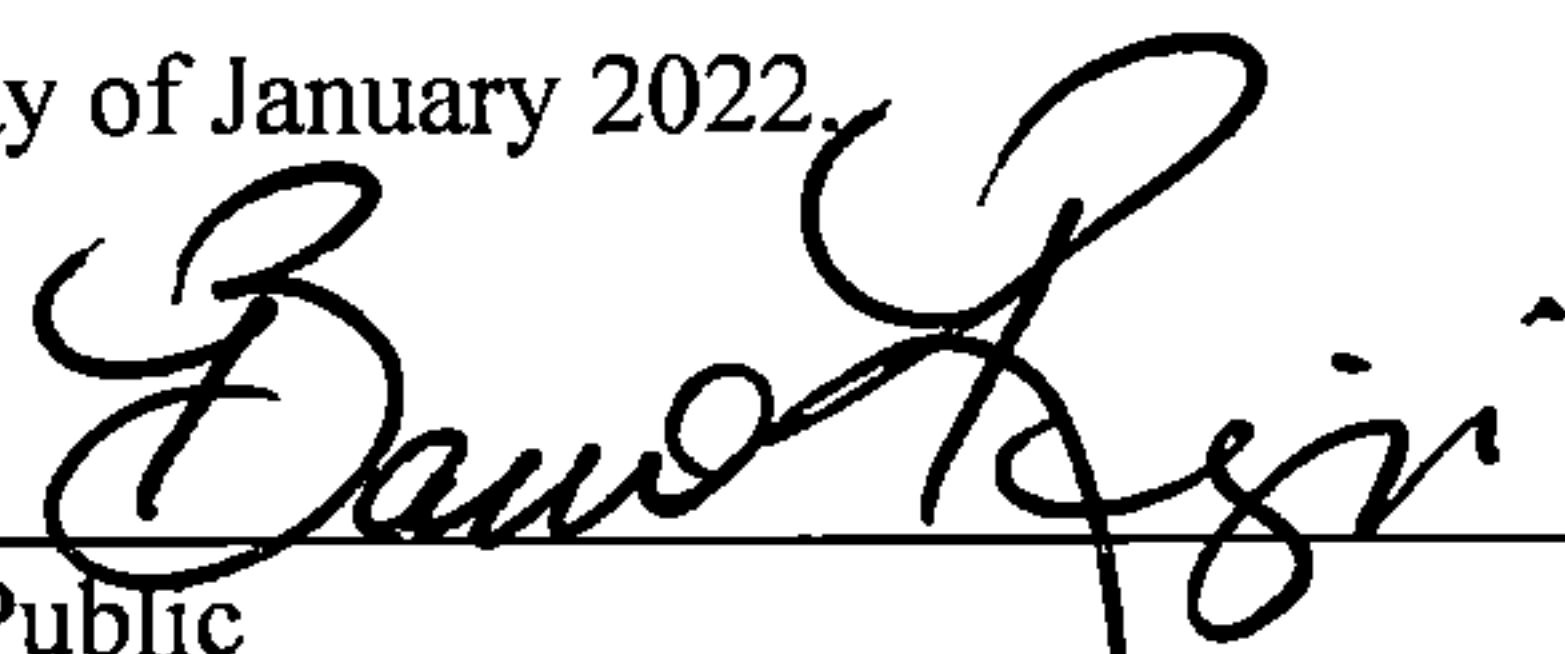
By: 
As its: Jeffrey L. Smith
Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jeffrey L. Smith**, whose name is signed to the foregoing conveyance as the **Manager** of **Smith Development & Management, LLC**, an Alabama limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the date set forth below on behalf of said company.

Given under my hand and seal this the 4th day of January 2022.





Notary Public
My Commission Expires: _____

Bano Rizvi
Notary Public, Alabama State At Large
My Commission Expires June 4, 2023



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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 Smith Development & Mgmt, LLC
Mailing Address Post Office Box 430223
Birmingham, Alabama 35243

Grantee's Name Smith Calera Property, LLC
Mailing Address Post Office Box 430223
Birmingham, Alabama 35243

Property Address Various in the City of Calera
Parcel ID #28-5-22-3-001-010.000
28-5-22-3-001-010.000; 28-5-22-3-001-
011.000; and 28-5-22-3-001-012.000

Date of Sale 01/04/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 301,280.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other tax assessor's value
☐ 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 01/04/22

Print Jeffrey L. Smith

☒ Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1