

THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
MARK CHARLES SMITH
BEVERLY BAKER SMITH
277 HAVEN HILL LANE
STERRETT, AL 35147

SURVIVORSHIP DEED

STATE OF ALABAMA
SHELBY COUNTY



20220127000038220 1/4 \$172.00
Shelby Cnty Judge of Probate, AL
01/27/2022 12:19:51 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, LARRY CHRISTOPHER CAMPER A/K/A LARRY C. CAMPER and wife, JOANNA SMITH CAMPER A/K/A JOANNA S. CAMPER, (herein referred to as grantors) do grant, bargain, sell and convey unto MARK CHARLES SMITH AND BEVERLY JANE BAKER A/K/A BEVERLY BAKER SMITH, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

OUR UNDIVIDED 75% INTEREST IN AND TO THE BELOW DESCRIBED PROPERTY:

A PARCEL IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST IN SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN EXISTING PINE KNOT AT THE NORTHEAST CORNER OF SAID SECTION, SAID POINT BEING THE POINT OF BEGINNING AND RUN SOUTH 89° 10' 15" WEST ALONG THE NORTH LINE OF SAID SECTION FOR 1346.93 FEET TO A PUNCH MARK IN A BRIDGE AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION, THENCE SOUTH 00° 03' 30" WEST ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR 205.05 FEET TO AN EXISTING 1/2" REBAR, THENCE SOUTH 27° 23' 20" EAST FOR 114.31 FEET TO AN EXISTING 1/2" REBAR, THENCE SOUTH 33° 19' 45" EAST FOR 277.20 FEET TO AN EXISTING 1/2" REBAR, THENCE SOUTH 07° 07' 55" EAST FOR 566.13 FEET TO AN EXISTING 1/2" REBAR, THENCE SOUTH 00° 11' 15" EAST FOR 194.77 FEET TO AN EXISTING 1/2" REBAR ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, THENCE NORTH 89° 55' 15" EAST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION FOR 1046.07 FEET TO AN EXISTING NAIL IN A ROCK PILE AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION, THENCE NORTH 01° 05' 46" EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR 1312.94 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: A 30 FOOT EASEMENT ALONG THE WESTERLY BOUNDARY.

SUBJECT TO: A 30 FOOT WIDE INGRESS-EGRESS & UTILITY EASEMENT IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST IN SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN

Shelby County, AL 01/27/2022
State of Alabama
Deed Tax: \$138.00

EXISTING PUNCH MARK IN A BRIDGE AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION AND RUN SOUTH 00° 03' 30" WEST ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR 144.75 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT LYING 15 FEET LEFT AND 15 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE, THENCE NORTH 87° 18' 40" EAST FOR 51.37 FEET, THENCE NORTH 69° 28' 15" EAST FOR 187.36 FEET, THENCE NORTH 84° 47' 50" EAST FOR 57.61 FEET, THENCE SOUTH 88° 06' 20" EAST FOR 160.17 FEET, THENCE SOUTH 83° 48' 45" EAST FOR 201.18 FEET, THENCE NORTH 83° 15' 05" EAST FOR 57.80 FEET, THENCE NORTH 64° 00' 40" EAST FOR 66.37 FEET, THENCE NORTH 46° 58' 10" EAST ALONG SAID CENTERLINE FOR 109.44 FEET TO A POINT ON THE NORTH LINE OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION AND THE END OF SAID EASEMENT.

ALSO INCLUDED: A 30 FOOT WIDE EASEMENT IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST IN SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN EXISTING PUNCH MARK IN A BRIDGE AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION AND RUN NORTH 89° 10' 15" EAST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION FOR 7.84 FEET TO A POINT IN THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING. SAID POINT BEING ON A CURVE TO THE LEFT (RADIUS = 422.81', DELTA = 09° 11' 48", CHORD = NORTH 01° 40' 30" WEST, 67.79 FEET), THENCE RUN IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR 67.87 FEET, THENCE NORTH 06° 16' 25" WEST ALONG SAID CENTERLINE FOR 530.04 FEET TO THE P.C. OF A RIGHT-OF-WAY CURVE TO THE RIGHT (RADIUS = 1082.22', DELTA = 06° 45' 04", CHORD = NORTH 02° 53' 55" WEST, 127.44 FEET), THENCE RUN IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR 127.52 FEET, THENCE NORTH 03° 43' 00" EAST ALONG SAID CENTERLINE FOR 554.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 55 AND THE END OF SAID EASEMENT.

ALL OF THE ABOVE ACCORDING TO THE JUNE 18, 2021 SURVEY BY DERROL D. LUKER, PLS #23006.

SUBJECT TO:

1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.
2. EXISTING EASEMENTS FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICAL, TELEPHONE AND SEWERAGE.
3. ROAD AGREEMENT AS RECORDED IN DEED VOLUME 234, PAGE 142 AS TO PROPERTY IN SECTION 8-18-2E.
4. TITLE TO MINERALS UNDERLYING CAPTION LANDS WITH MINING RIGHTS AND PRIVILEGES BELONGING THERETO AS TO PROPERTY IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST.
5. ANY PART OF CAPTION LANDS LYING WITHIN A ROADWAY.
6. FINAL DECREE ESTABLISHING A PUBLIC ROAD ACROSS CAPTION LANDS IN DEED VOLUME 281, PAGE 274.
7. RIGHT OF WAY FOR HOWARD ROAD AS SHOWN ON TAX MAP OF SHELBY COUNTY.



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TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor: LARRY CHRISTOPHER CAMPER A/K/A LARRY C. CAMPER
and JOANNA SMITH CAMPER A/K/A JOANNA S. CAMPER
Grantor's Address: 277 HAVEN HILL LANE, STERRETT, AL 35147
Grantee: MARK CHARLES SMITH AND BEVERLY JANE BAKER
A/K/A BEVERLY BAKER SMITH
Grantee's Address: 277 HAVEN HILL LANE, STERRETT, AL 35147
Tax Parcel ID No.: PART OF 05-2-04-0-001-006.000
Assessor's Market Value: \$183,990.00

The purchase price or actual value claimed on this form can be verified by the Shelby County Revenue Commissioner's Office.



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IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 21 day of January, 2022.

Larry C. Camper AKA L.C. Camper
LARRY CHRISTOPHER CAMPER A/K/A
LARRY C. CAMPER

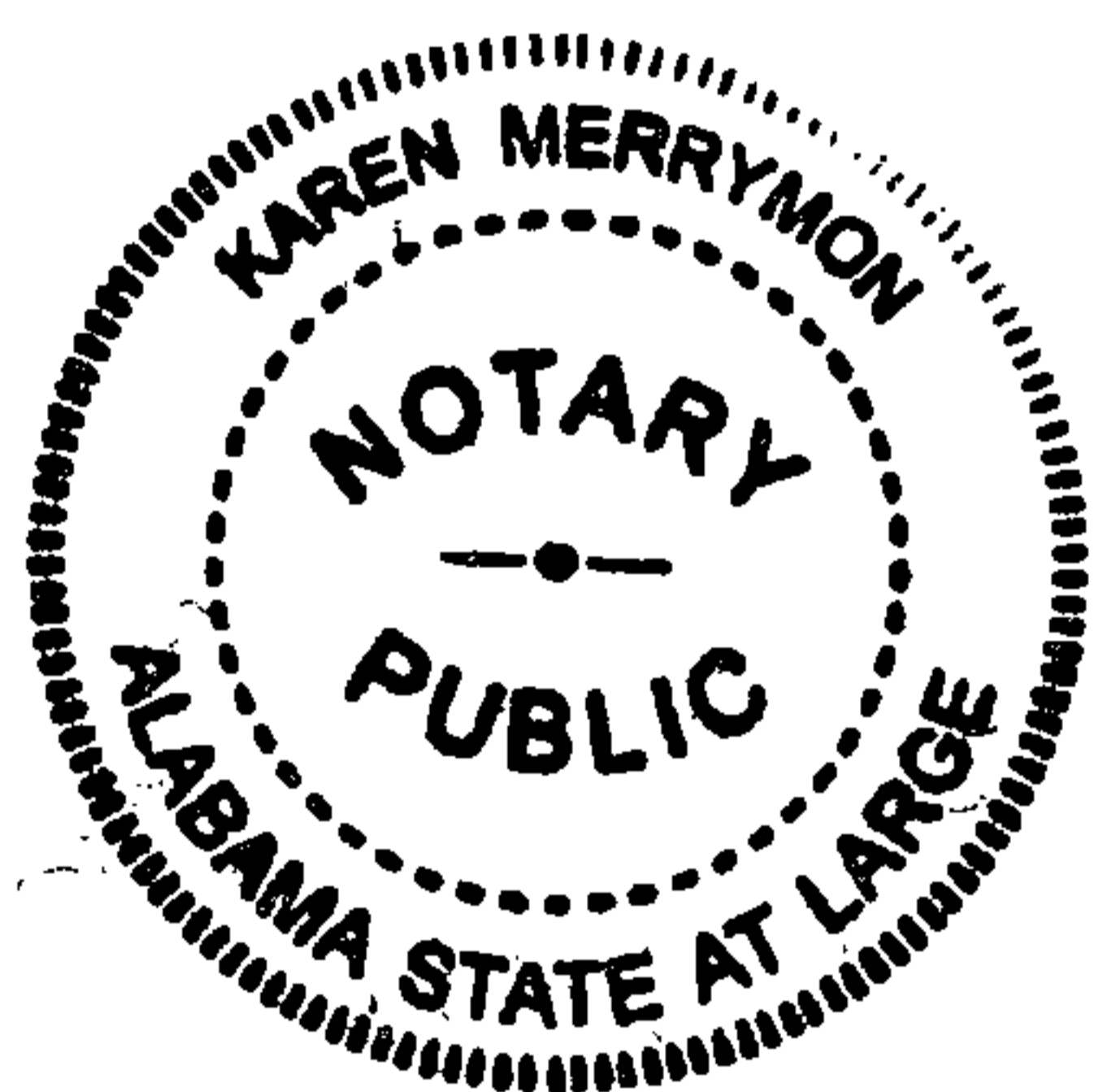
Joanna Smith Camper AKA Joanna S. Camper
JOANNA SMITH CAMPER A/K/A
JOANNA S. CAMPER

STATE OF ALABAMA
COUNTY OF St. Clair


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY CHRISTOPHER CAMPER A/K/A LARRY C. CAMPER and JOANNA SMITH CAMPER A/K/A JOANNA S. CAMPER, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, 2022.

Karen Merrymon
Notary Public
My Commission Expires: 6/4/2025



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