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03/17/2022 08:13:08 AM  
DEEDS 1/5

THIS INSTRUMENT PREPARED BY:  
Jerad D. Myers  
Baker, Donelson, Bearman, Caldwell & Berkowitz  
420 North 20<sup>th</sup> Street, Suite 1400  
Birmingham, Alabama 35203-5202

Send Tax Notice To:  
Callie Smelley and Walter Smelley  
21375 Hwy 55  
Stewart, AL 35147

STATE OF ALABAMA                    )  
                                                          )  
COUNTY OF SHELBY                )

### STATUTORY WARRANTY DEED

**THIS STATUTORY WARRANTY DEED** is executed and delivered this 16<sup>th</sup> day of March, 2022, by ENRO REALTY COMPANY, INC., an Alabama corporation (hereinafter referred to as the "Grantor"), to CALLIE SMELLEY and WALTER SMELLEY, individual residents of the State of Alabama (collectively, hereinafter referred to as the "Grantee").

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars and (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title, and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto (the "Permitted Exceptions").

**TO HAVE AND TO HOLD**, to the said Grantee, themselves, their heirs, executors, administrators and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, themselves, their heirs, executors, administrators and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, themselves, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise, all subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR:**

ENRO REALTY COMPANY, INC.,  
an Alabama corporation

By: Terry Kopel  
Name: Terry Kopel  
Its: President

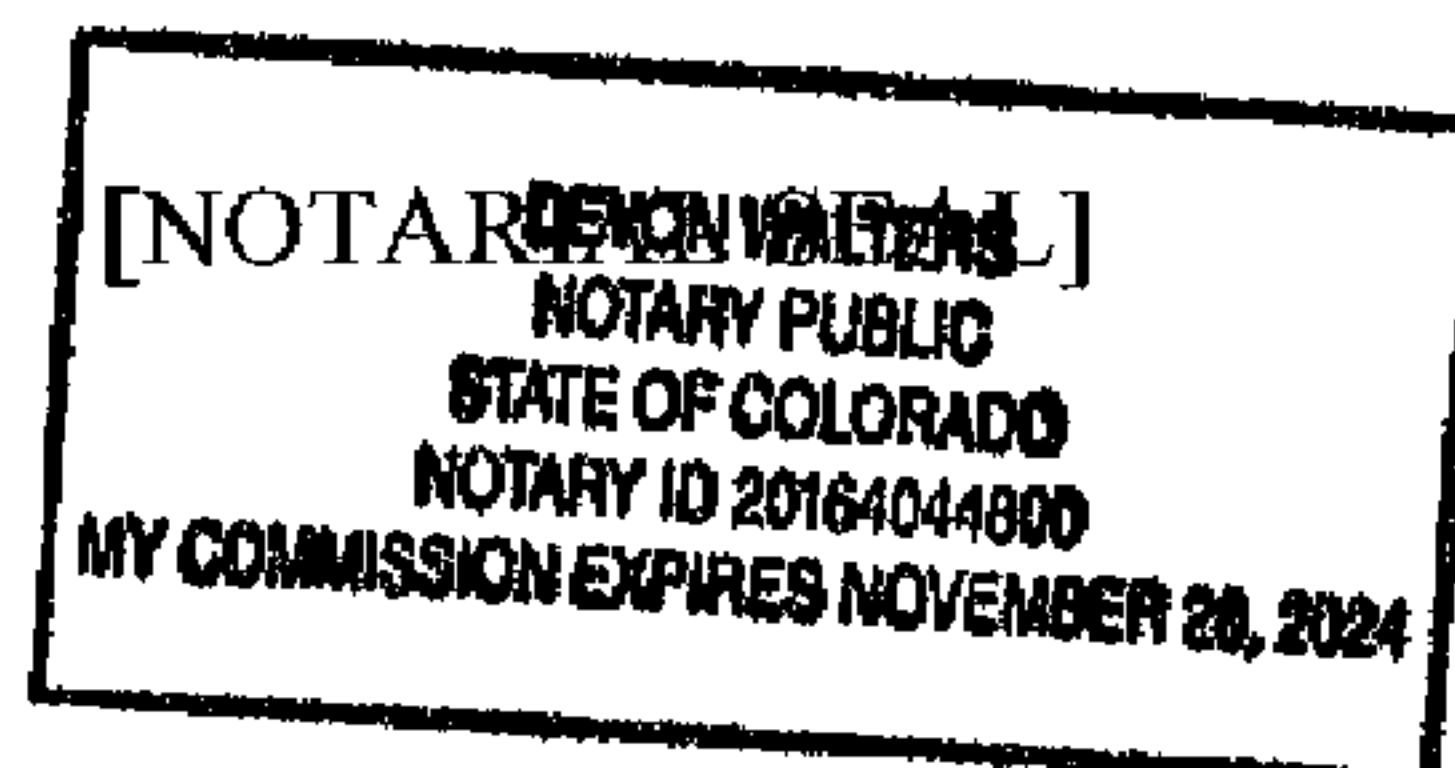
STATE OF Colorado )  
Jefferson COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry Kopel, whose name as President of ENRO REALTY COMPANY, INC., an Alabama corporation, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, she, in her capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and seal this the 14 day of March, 2022.

Devon Walters  
Notary Public

My Commission Expires: NOV 28 2024



**EXHIBIT "A"**

All that part of the S 1/2 of the NE 1/4 of Section 5, Township 18 South, Range 2 East, lying West of Shelby County Highway No. 55, except the following tract: Commence at the NW corner of said S 1/2 of the NE 1/4 of said section; thence East along the North line of same a distance of 639.0 feet to the point of beginning; thence 8 degrees 31 minutes 11 seconds to the right in a southeasterly direction a distance of 449.35 feet; thence 9 degrees 18 minutes 03 seconds to the right in a southeasterly direction a distance of 114.00 feet; thence 14 degrees 58 minutes to the left in an easterly direction a distance of 55.50 feet; thence 6 degrees 47 minutes to the right in a southeasterly direction a distance of 579.52 feet; thence 102 degrees 59 minutes to the left in a northerly direction a distance of 200.48 feet to the North line of said S 1/2; thence 86 degrees 36 minutes to the left in a westerly direction along said North line a distance of 1167.97 feet to the point of beginning. ALSO: An easement for right of way for gas, electric, and telephone lines on, over and across the following described parcel, vix: Begin at the SW corner of the NW 1/4 of NE 1/4 of Section 5, Township 18 South, Range 2 East and run east along the South line of said 1/4-1/4 section a distance of 30.0 feet; thence run North and parallel with the West line of said 1/4-1/4 section a distance of 1093.39 feet, more or less, to the centerline of Magnolia Lane, as described by deed recorded in Deed Book 248, Page 505, Office of Judge of Probate of Shelby County, Alabama; thence run westerly along the centerline of said Magnolia Lane to a point on the West line of said 1/4-1/4 section; thence run South along the West line of said 1/4-1/4 section a distance of 1093.39 feet to the point of beginning. Situated in Shelby County, Alabama.

**EXHIBIT "B"**  
**EXCEPTIONS**

1. Any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, the Office of the Tax Collector, and/or the Board of Equalization.
2. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions, or reservations of mineral interest that are not listed. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any interests or rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
3. Right of way to Shelby County recorded in Deed Book 216, Page 472, Deed Book 222, Page 943 and Deed Book 248, Page 505.
4. Title to mineral and mining rights and privileges belonging thereto.
5. Rights of others in and to use of easement as described in Inst. 1998-2912.
6. Release of damages as shown in deed recorded in Inst. No. 1998-02912.

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

|                  |                                                    |                         |                                                 |
|------------------|----------------------------------------------------|-------------------------|-------------------------------------------------|
| Grantor's Name   | ENRO REALTY COMPANY, INC.<br><u>420 N 20th St.</u> | Grantee's Name          | Walter Smelley<br>Callie Smelley                |
| Mailing Address  | <u>Birmingham AL</u><br><u>35203</u>               | Mailing Address         | <u>21375 Hwy 55</u><br><u>Sterrett AL 35147</u> |
| Property Address | <u>Vacant</u><br><u>Sterrett, AL 35147</u>         | Date of Sale            | <u>March 16, 2022</u>                           |
|                  |                                                    | Total Purchase Price    | <u>\$250,000.00</u>                             |
|                  |                                                    | or                      |                                                 |
|                  |                                                    | Actual Value            | <u></u>                                         |
|                  |                                                    | or                      |                                                 |
|                  |                                                    | Assessor's Market Value | <u></u>                                         |

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)

|                           |                   |
|---------------------------|-------------------|
| <u>xx</u> Bill of Sale    | <u></u> Appraisal |
| <u></u> Sales Contract    | <u></u> Other     |
| <u></u> 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 March 11, 2022

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

(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  
03/17/2022 08:13:08 AM  
\$284.00 JOANN  
20220317000109450



Form RT-1

*Allen S. Bayl*