


This Instrument Prepared By:
John Martin Eades, Jr.
1305 10th Avenue, Suite A
Calera, Alabama 35040

Send tax notice to:
Maxine Stone
494 Hickory Hill Lane
Shelby, Alabama 35143

STATE OF ALABAMA)
SHELBY COUNTY)


20220718000281860 1/7 \$227.50
Shelby Cnty Judge of Probate, AL
07/18/2022 12:07:19 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN DOLLARS (\$10.00), cash, and other valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **MAXINE STONE**, grantee of the deed recorded in Book 351 Page 394 at Probate Office of Shelby County, taking by survivorship Calvin Stone having predeceased me, (herein referred to as Grantor) do grant, bargain, sell and convey unto my daughter Tammy Joe Smith, hereinafter referred to as GRANTEE, and myself **MAXINE STONE**, hereinafter referred to as GRANTEE, as *joint tenants, with right of survivorship*, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" attached hereto and made a part hereof as to a full description of the real estate conveyed herein.

Subject to:

1. Restrictions, covenants and conditions as set out in instrument recorded in Book 351 Page 394 in the Probate Office of Shelby County, Alabama.
2. This deed is made subject to easements, covenants and restrictions of record.
3. Riparian rights, if any, in and to the use of Lay Lake or Waxahatchee Creek.

No title opinion was requested and no title opinion was rendered.
No survey was performed and no survey was requested.
This conveyance does constitute the homestead of the grantor.
Maxine Stone is not married.

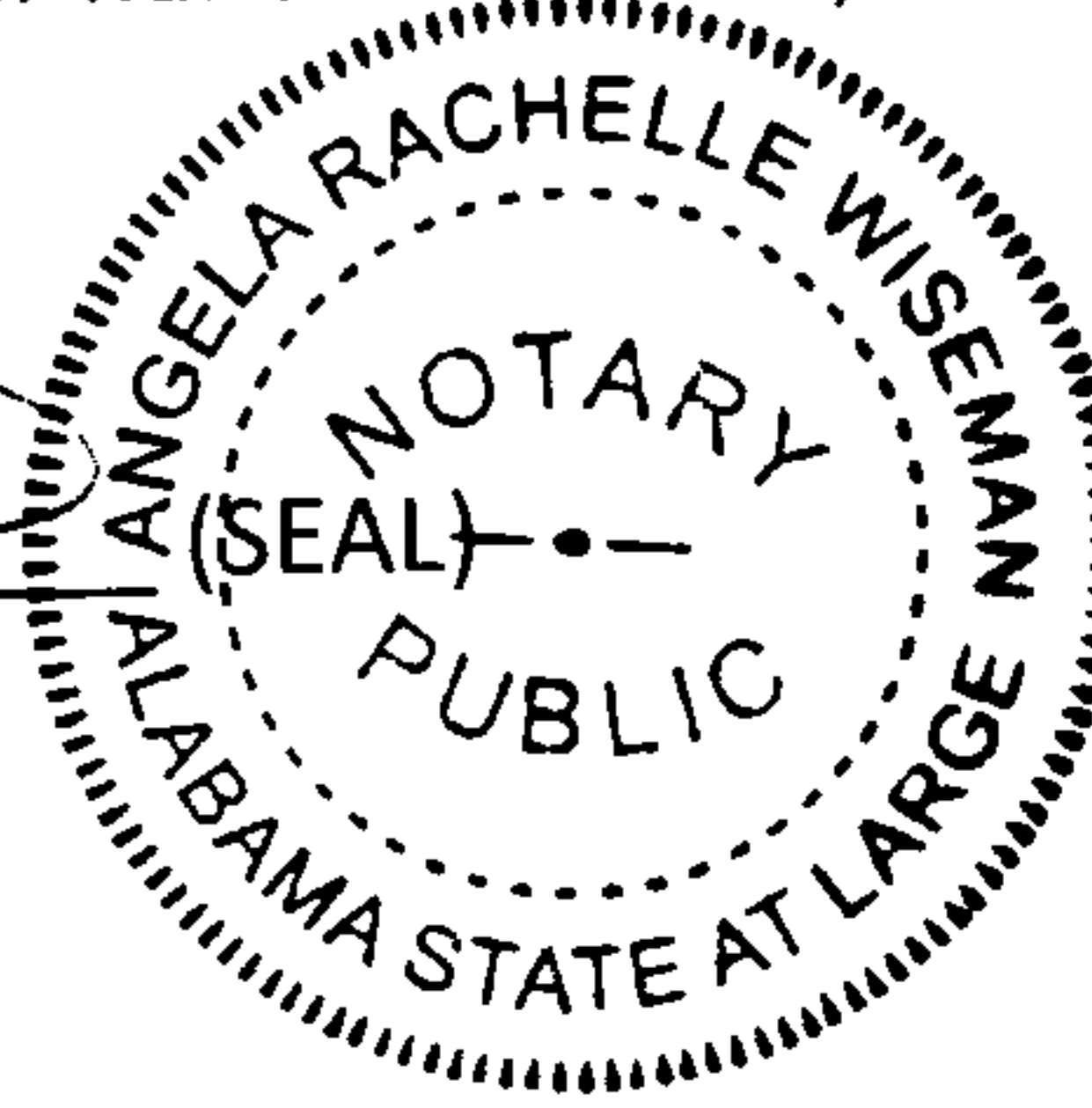
TO HAVE AND TO HOLD unto the said Grantees and their heirs and assigns as joint tenants, with right of survivorship, forever. It being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 I do for myself, and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 18 day of July, 2022.

Maxine Stone

Maxine Stone



STATEN OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Maxine Stone whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and having executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of July, 2022

Angela Rachelle Wiseman

Notary Public

My commission expires:

Angela Rachelle Wiseman
Notary Public, Alabama State At Large
My Commission Expires February 26, 2023

Exhibit "A"
1 of 4



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Commence at the Southeast corner of the SE1/4 of the NW 1/4 of Section 34, Township 24 North, Range 15 East, and thence run West along the South line of said quarter-quarter section a distance of 133.84 feet; thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 70.56 feet; thence turn an angle of 90 deg. 30 min. to the left and run Westerly a distance of 100.00 feet; thence turn an angle of 90 deg. 30 min. to the left and run Southerly a distance of 21.70 feet to a point on the North line of a gravel road; thence turn an angle of 81 deg. 18 min. to the right and run Westerly along the North line of said gravel road 200 feet to the point of beginning of the parcel herein described; thence turn an angle of 06 deg. 00 min. to the right and run Westerly along the North line of said gravel road a distance of 100 feet; thence turn an angle of 92 deg. 42 min. to the right and run Northerly a distance of 200.0 feet; thence turn an angle of 87 deg. 18 min. to the right and run Easterly a distance of 100 feet; thence turn an angle of 92 deg. 42 min. to the right and run Southerly a distance of 200.0 feet to the point of beginning, less and except that portion thereof or interest therein heretofor conveyed to the Alabama Power Company lying below the 397.00 foot ground elevation contour line, and being

further designated as Lot No. 4, according to survey of Frank W Wheeler, Registered Land Surveyor, of a portion of the SE1/4 of NW1/4 of Section 34, Township 24 North, Range 15 East.

Lot 5:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 24, North, Range 15 East, and thence run West along the South line of said quarter-quarter section a distance of 133.84 feet; thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 70.56 feet; thence turn an angle of 90 deg. 30 min. to the left and run Westerly a distance of 100.0 feet; thence turn an angle of 90 deg. 30 min. to the left and run Southerly a distance of 21.70 feet to a point of the North line of a gravel road; thence turn an angle of 81 deg. 18 min. to the right and run Westerly along the North line of said gravel road 200 feet; thence turn an angle of 06 deg. 00 min. to the right and run Westerly along the North line of said gravel road a distance of 100 feet to the point of beginning of lot herein described; thence turn an angle of 92 deg. 42 min. to the left and run Northerly a distance of 200 feet; thence turn an angle of 92 deg. 42 min. to the left and run Westerly a distance of 100 feet; thence turn an angle of 87 deg. 18 min. to the left and run Southerly 200 feet to a point on the North line of said gravel road; thence turn an angle of 92 deg. 42 min. to the left and run Easterly along the North line of said gravel road a distance of 100 feet to the point of beginning.



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LOT 6:

Begin at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; thence run West along the South line of said quarter-quarter section a distance of 133.84 feet, thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 70.56 feet, thence turn an angle of 90 deg. 00 min. to the left and run West a distance of 100.00 feet, thence turn an angle of 89 deg. 30 min. to the left and run South a distance of 21.70 feet, thence turn an angle of 81 deg. 18 min. to the right and run a distance of 200.00 feet, thence turn an angle of 6 deg. 00 min. to the right and run a distance of 200.00 feet, to the point of beginning, thence turn an angle of 7 deg. 21 min. to the right and run a distance of 100.00 feet, thence turn an angle of 85 deg. 21 min. to the right and run North a distance of 200.00 feet, thence turn an angle of 9 deg. 39 min. to the right and run a distance of 100.00 feet, thence turn an angle of 85 deg. 21 min. to the right and run South a distance of 200.00 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama.

LOT 7:

Begin at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East, thence run West along the South line of said quarter-quarter section a distance of 133.84 feet, thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 70.56 feet, thence turn an angle of 90 deg. 00 min. to the left and run West a distance of 100.00 feet, thence turn an angle of 89 deg. 30 min. to the left and run South a distance of 21.70 feet, thence turn an angle of 81 deg. 18 min. to the right and run a distance of 200.00 feet, thence turn an angle of 6 deg. 00 min. to the right and run a distance of 200.00 feet, thence turn an angle of 7 deg. 00 min. to the right and run a distance of 100.00 feet, to the point of beginning, thence turn an angle of 18 deg. 26 min. to the right and run a distance of 100.00 feet, thence turn an angle of 37 deg. 12 min. to the right and run a distance of 131.76 feet, thence turn an angle of 26 deg. 17 min. to the right and run a distance of 59.55 feet, thence turn an angle of 98 deg. 05 min. to the right and run a distance of 161.42 feet, thence turn an angle of 85 deg. 21 min. to the right and run South a distance of 200.00 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama.

Lot 8:

Commence at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East, thence run West along the South line of said quarter-quarter section line a distance of 133.84 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 70.56 feet; thence turn an angle of 00 deg. 30 min. to the right and run a distance of 200.00 feet; thence turn an angle of 90 deg. 30 min. to the right and run a distance of 100.00 feet; thence turn an angle of 89 deg. 30 min. to the left and run a distance of 21.70 feet; thence turn an angle of 61 deg. 16 min. to the right and run a distance of 200.00 feet; thence turn an angle of 6 deg. 00 min. to the right and run a distance of 200.00 feet; thence turn an angle of 7 deg. 21 min. to the right and run a distance of 100.00 feet to the point of beginning; thence turn an angle of 18 deg. 01 min. to the right and run a distance of 91.00 feet; thence turn an angle of 34 deg. 08 min. to the right and run a distance of 88.42 feet; thence turn an angle of 130 deg. 15 min. to the left and run a distance of 100.11 feet; thence turn an angle of 101 deg. 54 min. to the left and run a distance of 161.42 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, and being further designated as Lot No. 8, according to survey of Frank W. Wheeler, Registered Land Surveyor, of a portion of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 34, Township 24 North, Range 15 East.

Exhibit "A"

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Lot 12:

From the SE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 34, Township 24 North, Range 15 East run West along the South line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, a distance of 133.84 feet; thence turn 90 deg. 00' right and run 270.56 feet; thence turn 90 deg. 30' left and run 100.0 feet; thence turn 89 deg. 30' left and run 21.7 feet; thence turn 81 deg. 18' right and run 200.0 feet; thence turn 06 deg. 00' right and run 200.0 feet; thence turn 07 deg. 21' right and run 100.00 feet; thence turn 18 deg. 01' right and run 91.0 feet to the point of beginning of herein described parcel of land; thence turn 34 deg. 08' right and run 88.6 feet; thence turn 105 deg. 55' right and run 216.3 feet; thence turn 22 deg. 01' right and run 149.6 feet; thence turn 87 deg. 43' right and run 118.07 feet; thence turn 67 deg. 12' right and run 73.74 feet; thence turn 22 deg. 39' right and run 139.95 feet; thence 05 deg. 05' right and run 93.2 feet to the point of beginning, containing 0.98 acres.

Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

Grantee's Name

Mailing Address

Property Address

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$



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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 Market Value

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 7-18-22

Print MAXINE STONE

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1