

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Matthew Blake Sims and
Colby Norris
3575 Highway 13
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND AND 00/100 (\$127,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Clifford Smith, as Personal Representative of the Estate of Margaret Ann Smith, deceased, Shelby County, Alabama Probate Case No. PR-2022-000423** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Matthew Blake Sims and Colby Norris, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land containing 3.3 acres, more or less, in the SE1/4 of the SE1/4 of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama; described as follows:

Begin at the Northeast corner of said 1/4-1/4 section; Thence run South along the east 1/4-1/4 line 527.29 feet to the north right-of-way of Shelby County Highway #13; Thence turn right 62 degrees 25 minutes 31 seconds and run southwest along said right-of-way 33.50 feet; Thence turn right 116 degrees 40 minutes 31 seconds and run north 200.00 feet; Thence turn left 116 degrees 40 minutes 31 seconds and run southwest 289.00 feet; Thence turn left 63 degrees 19 minutes 29 seconds and run south 36.80 feet; Thence turn right 62 degrees 54 minutes 52 seconds and run southwest along a fence 149.36 feet to an iron pin at a fence corner; Thence turn right 117 degrees 23 minutes 53 seconds and run north along a fence 343.20 feet to an iron pin at a fence corner; Thence turn right 61 degrees 02 minutes 06 seconds and run northeast along a fence 487.21 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

Margaret Ann Smith, formerly known of record as Margaret A. Smith, was the surviving grantee in that certain joint survivorship deed recorded in Book 206, Page 139 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee, Albert C. Smith, having died on or about MAY 16th 1999.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 27th day of October, 2022.

The Estate of Margaret Ann Smith

X By: Clifford Smith
Clifford Smith, Personal Representative

STATE OF ALABAMA
Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Clifford Smith**, as **Personal Representative of The Estate of Margaret Ann 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of October, 2022.

Christopher Owens
Notary Public

My Commission Expires: 7/13/25 **CHRISTOPHER OWENS**
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Clifford Smith, Personal Representative of The
Estate of Margaret Ann SmithMailing Address 3575 Highway 13
Helena, AL 35080Property Address 3575 Highway 13
Helena, AL 35080Grantee's Name Matthew Blake Sims and Colby Norris
Mailing Address 3575 Highway 13
Helena, AL 35080Date of Sale October 27, 2022Total Purchase Price \$127,000.00

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other:

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 October 27, 2022Print: Justin SmithermanUnattested

(verified by)

Sign _____

(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2022 03:10:20 PM
\$30.50 JOANN
20221027000404450

*Allen S. Byrd***Form RT-1**