

20221205000441190
12/05/2022 10:16:25 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Jordan N. Smiley
54 Berryhill Lane
Harpersville, AL 35078

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Amy J. Archer, Personal Representative of The Estate of Carolyn Berryhill, deceased, Shelby County, Alabama Case #PR-2021-000530**, whose address is

10845 Gallups Xrd Harpersville, AL 35078, (hereinafter "Grantor", whether one or more), by **Jordan N. Smiley**, whose address is 54 Berryhill Lane, Harpersville, AL 35078, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jordan N. Smiley**, the following described real estate situated in Shelby County, Alabama, the address of which is **54 Berryhill Lane, Harpersville, AL 35078** to-wit:

Begin at the SE Corner of the NE 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama; Thence run due North (Mag.) a distance of 300 feet; thence due West a distance of 585.25 feet more or less to the point of beginning; thence run south 20° 11' West 212.92 feet to a point; thence run North 66° 06' West 271.74 feet to a point on the East boundary of a paved road known as Gallups Crossroad; Thence run Northeast along said boundary 88.7 feet more or less to an iron pin; thence run due East 271.0 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$161,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of November, 2022.

The Estate of Carolyn Berryhill, deceased, Shelby County, Alabama Case #PR-2021-000530

By: Amy J. Archer, Personal Representative
Amy J. Archer, Personal Representative

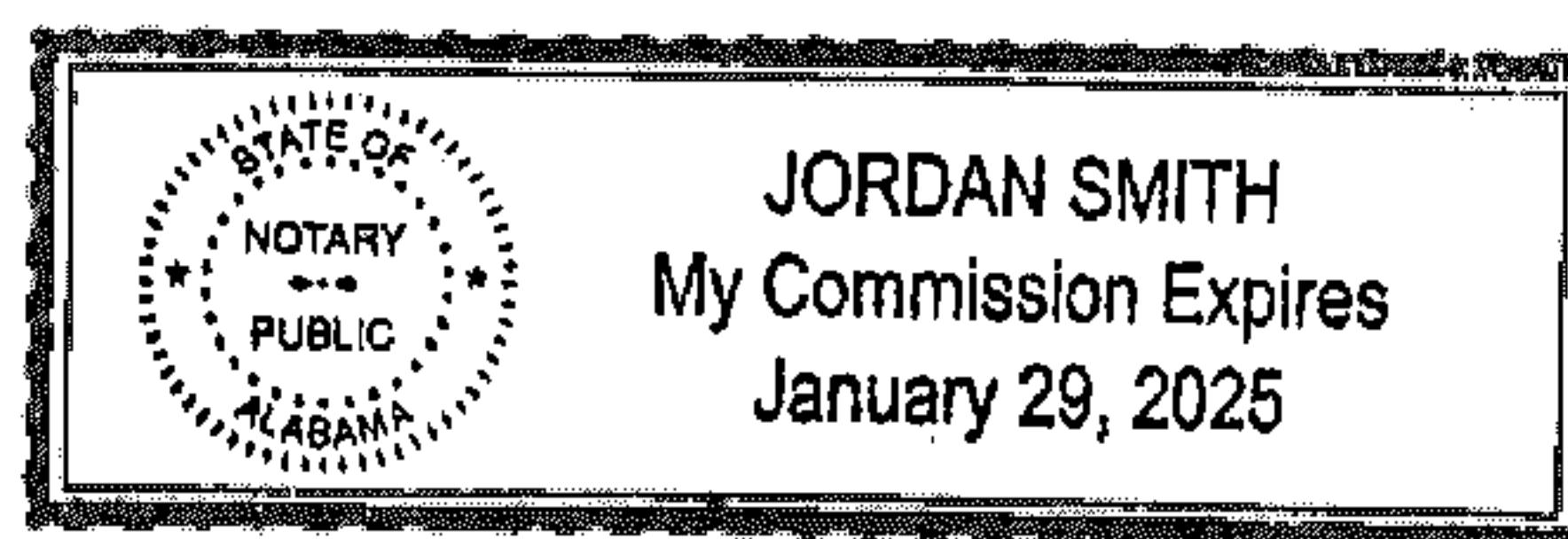
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Amy J. Archer, Personal Representative of The Estate of Carolyn Berryhill, deceased, Shelby County, Alabama Case #PR-2021-000530 whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2022.

Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2022 10:16:25 AM
\$53.50 PAYGE
2022120500441190

Allie S. Boyd