

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Law Offices of Christopher R. Smitherman, LLC  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357


Send Tax Notice:  
~~Terry Alton Saffold~~  
Patrick  
3398 Hwy 10  
Montevallo AL 35115

STATE OF ALABAMA )  
SHELBY COUNTY )      **WARRANTY DEED WITH RESERVATION OF  
LIFE ESTATE IN FAVOR OF GRANTOR**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand and 00/100 Dollars (\$5,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Terry Alton Saffold, (a single man)**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Patrick Alton Saffold**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, however subject to the reservations set out herein to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

Subject to all items of record.

  
20221205000441450 1/3 \$126.50  
Shelby Cnty Judge of Probate, AL  
12/05/2022 10:54:28 AM FILED/CERT


NOTE: This instrument is prepared without benefit of title search.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, subject to the reservations herein, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenants with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantor thereto on this date the 2 day of December, 2022.

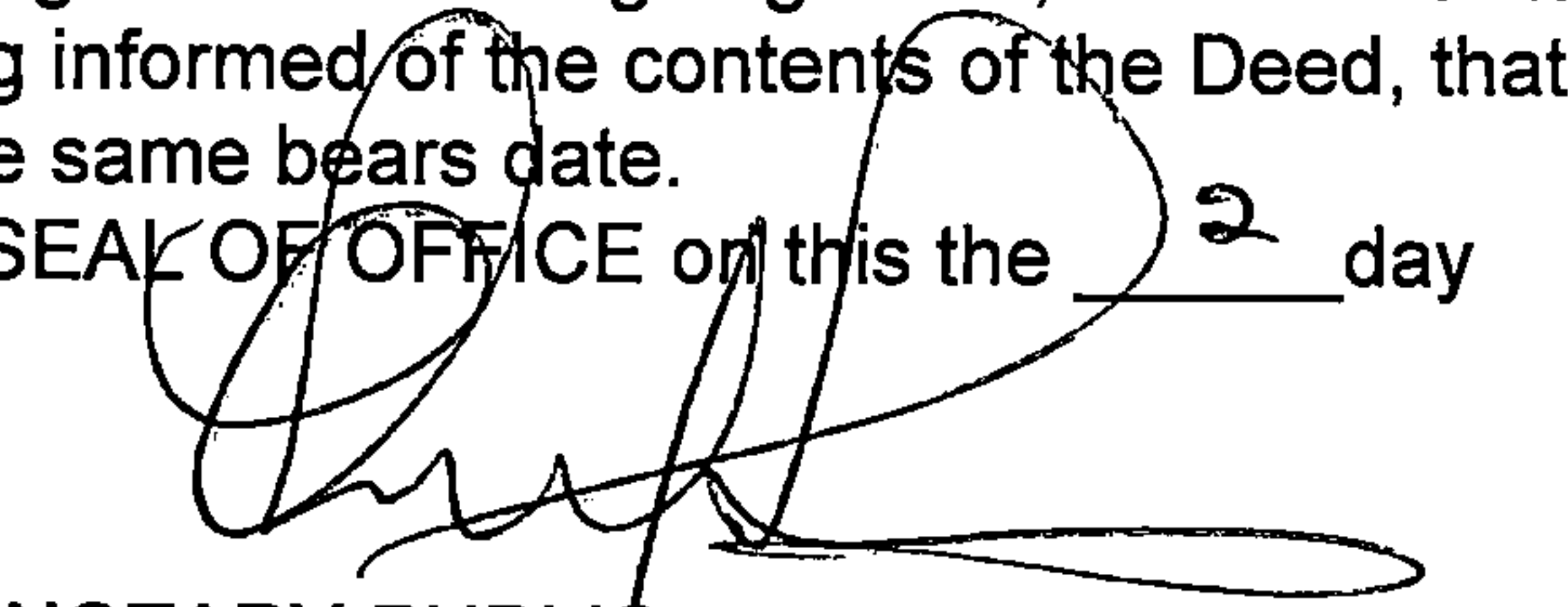
GRANTOR

  
Terry Alton Saffold (L.S.)

STATE OF ALABAMA )  
JEFFERSON COUNTY )      **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Terry Alton Saffold, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2 day of December, 2022.

  
NOTARY PUBLIC  
My Commission Expires: 05/01/2024

Shelby County, AL 12/05/2022  
State of Alabama  
Deed Tax: \$98.50

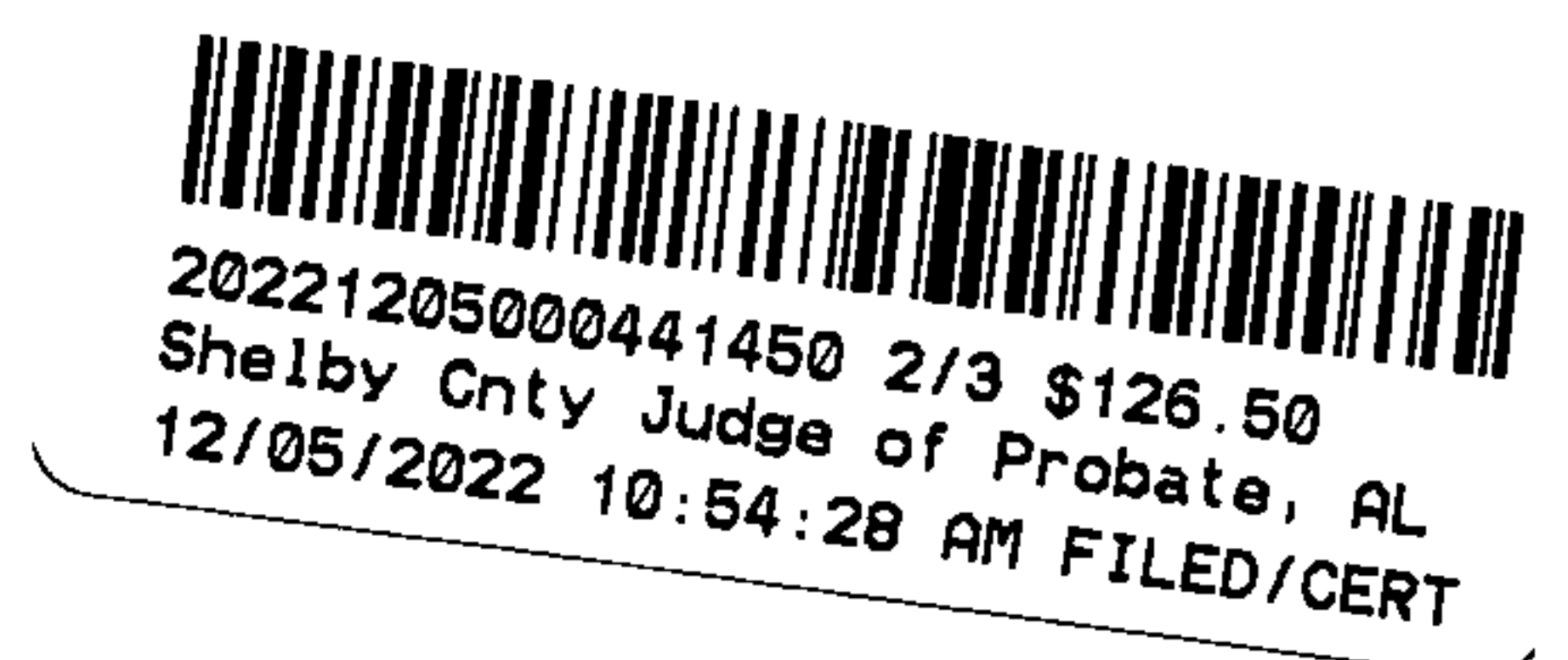


# Exhibit A

**Parcel I:** A parcel of land located in the NW $\frac{1}{4}$  of §9, Twp 24N, R12E, more particularly described as: Commence at the SW corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of §9, and run thence E along the S line of said  $\frac{1}{4}$ § 30 feet to a point on the SE right of way line of the old Montevallo-Wilton road; thence turn 47°55' left and run NE along said right of way line 1840.4 feet; thence turn 77°30' right and run SE 13.28 feet to the Point of Beginning, said point being located on the SE right of way line of Alabama Highway 25; Thence continue along last described course 151.12 feet; then turn 168°57'14" left and run NW 147.58 feet to a point on the SE right of way line of said Highway 25; thence turn 91°27'14" left and run SW along said right of way line 29 feet to the Point of Beginning, containing  $\pm$ .05 acres, subject to easements and rights of way of records, according to a survey by Johnye Horton, Ala Reg Surveyor 12496, dated 12 February 1981.

**Parcel II:** Commencing at the SW corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of §9, Twp 24N, R12E, run thence 30 feet to the SE boundary of the old Montevallo-Wilton

Road (said distance being along a bearing of N 87°22'E along the S boundary of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ ); thence run N 39°27'E along said SE boundary of the old Montevallo-Wilton Road 1840 feet; thence run S 63°03'E 13.28 feet to the Point of Beginning, lying on the SE right of way line of present Alabama Highway 25; Thence run S 63°03'E 406.72 feet; thence run N 39°27'E parallel to said Alabama Highway 25's SE right of way line 245 feet; thence run N 63°03'W 406.72 feet to a point on said SE right of way line of Alabama Highway 25; thence run S 39°27"W along said right of way line 245 feet to the Point of Beginning.





# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975



20221205000441450 3/3 \$126.50  
Shelby Cnty Judge of Probate, AL  
12/05/2022 10:54:28 AM FILED/CERT

Grantor's Name  
Mailing Address

Terry Saffold  
PO Box 34  
Wilton AL 35187

Grantee's Name  
Mailing Address

Patrick Allen Saffold  
3398 Hwy 10  
Monticello AL 35115

Property Address

Arroyo  
Hwy 25,  
Monticello AL 35115  
36-2-09-2-001-  
054,000

Date of Sale 12/2/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

98260

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 NO consideration - Father to Son

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

12/2/22

Print

Chris Smitherman

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1