

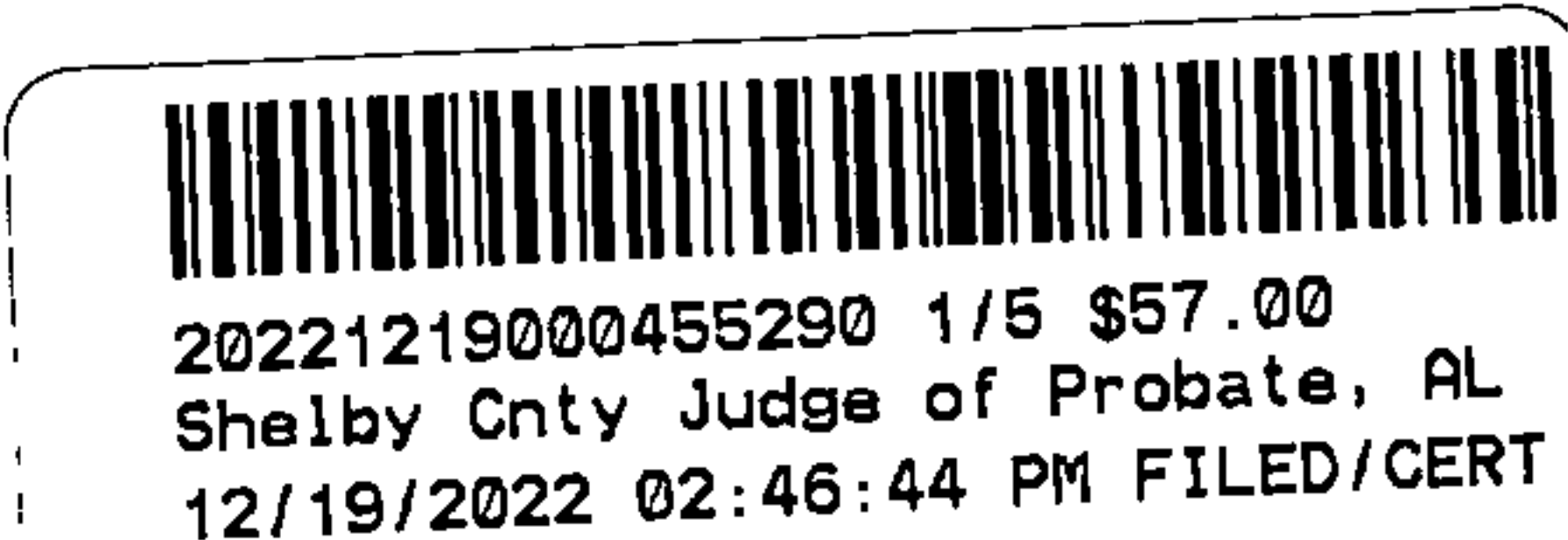
This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Terry Alton Saffold
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), being the sole heir at law of Gene A. Saffold, having died on or about the 16th day of September 2002**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Terry 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
See Exh. but B-Heirship Affidavit
Subject to all items of record.



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 Saffold (L.S.)
Terry Alton Saffold

STATE OF ALABAMA)
SHELBY 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 2nd day of December, 2022.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 05/01/2024

Exhibit A



20221219000455290 2/5 \$57.00
Shelby Cnty Judge of Probate, AL
12/19/2022 02:46:44 PM FILED/CERT

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Begin at the southwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 12, Township 22, Range 4 West; run thence North along the West line of said 10 acre tract 330 feet, more or less, to the Southwest corner of the North Half of said 10 acre tract; run thence East along the South line of the North Half of said 10 acre tract ^{80 feet} to the West right of way line of the paved Montevallo-Boothton Highway; thence run in a Southerly direction along said West right of way line of said highway to the intersection thereof with the South line of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 12; thence run West, along said quarter-quarter-quarter section line a distance of 64 feet, more or less, to the point of beginning.

Minerals and mining rights excepted, and subject to easements and rights of way of record.

Exhibit B
p 1 of 2

HEIRSHIP AFFIDAVIT



20221219000455290 3/5 \$57.00
Shelby Cnty Judge of Probate, AL
12/19/2022 02:46:44 PM FILED/CERT

I, Duke Crim, am familiar with the following:

1. I have personal knowledge of Gene A. Saffold. I knew Mr. Saffold for 35-40 yrs years up until the time of his death on or about the 16th day of September, 2002.
2. I knew Mr. Saffold and I know that as the time of his death he was divorced and only had one child, namely Terry A. Saffold.
3. I understand that he died without a last will and testament. There are no other heirs at law except Terry A. Saffold and his children.
4. I state that I have no interest in the same and will receive no benefit as a result of signing this affidavit.

Warren Duke Crim
Duke Crim

Sworn to and subscribed before me on this the 7th day of December, 2022.

[Signature]
NOTARY PUBLIC

MCE: 05/01/2024



20221219000455290 4/5 \$57.00
Shelby Cnty Judge of Probate, AL
12/19/2022 02:46:44 PM FILED/CERT

HEIRSHIP AFFIDAVIT

Exhibit B
p 2 of 2

My name is Glenda Saffold and I am familiar with Gene A. Saffold and have personal knowledge of the following:

1. I have known the above referenced individual for excess of 16th years. (last years of his life)
2. I was previously married to his only child, namely Terry A. Saffold.
3. I know that he died on or about the 16th day of September, 2002. I know that he died without a will.
4. I state that I have no interest in the same and will receive no benefit as a result of signing this affidavit.

Glenda Saffold
Glenda Saffold

Sworn to and subscribed before me on this the 2nd day of December, 2022.

[Signature]
NOTARY PUBLIC

MCE: 05/01/2024

Real Estate Sales Validation Form

20221219000455290 5/5 \$57.00
Shelby Cnty Judge of Probate, AL
12/19/2022 02:46:44 PM FILED/CERT

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

Grantor's Name Terry Aiton Saffold
Mailing Address 3398 Hwy 10
Montevallo AL 35115

Grantee's Name Terry Aiton Saffold
Mailing Address 3398 Hwy 10
Montevallo AL 35115

Property Address 3839 Hwy 10
Montevallo AL 35115

Date of Sale 12/02/22
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 22950

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 heir at law

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 12/02/22

Print Cheryl Smith

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1