

Send Tax Notice to:
Mark Christopher Smith and Cynthia
M. Smith
11158 Highway 47
Shelby, AL 35143

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-5572**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$324,900.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Eric Marsalis and Mabrey Marsalis, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

481 County Road 42, Calera, AL 35040

by **Mark Christopher Smith and Cynthia M. Smith (herein referred to as "Grantee," whether one or more)**, whose mailing address is

185 Oakwell Street, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **11158 Highway 47, Shelby, AL 35143**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

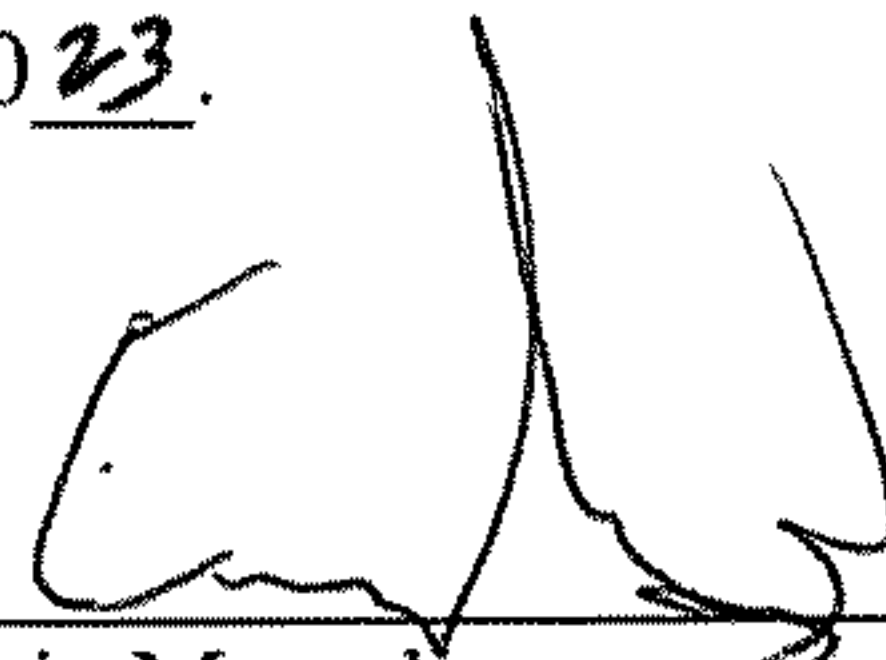
MINING AND MINERAL RIGHTS EXCEPTED.

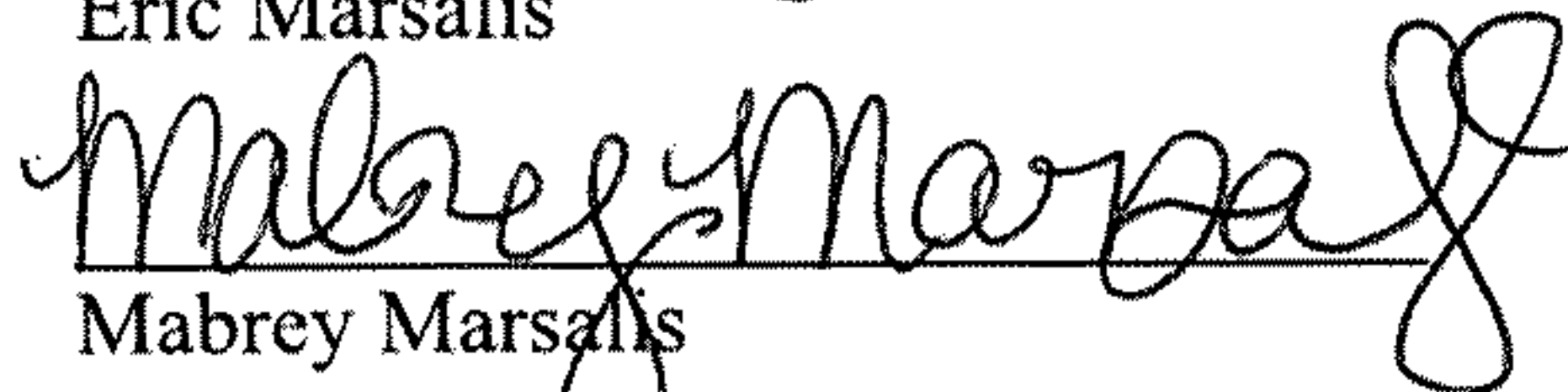
\$319,014.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 17 day of January, 2023.

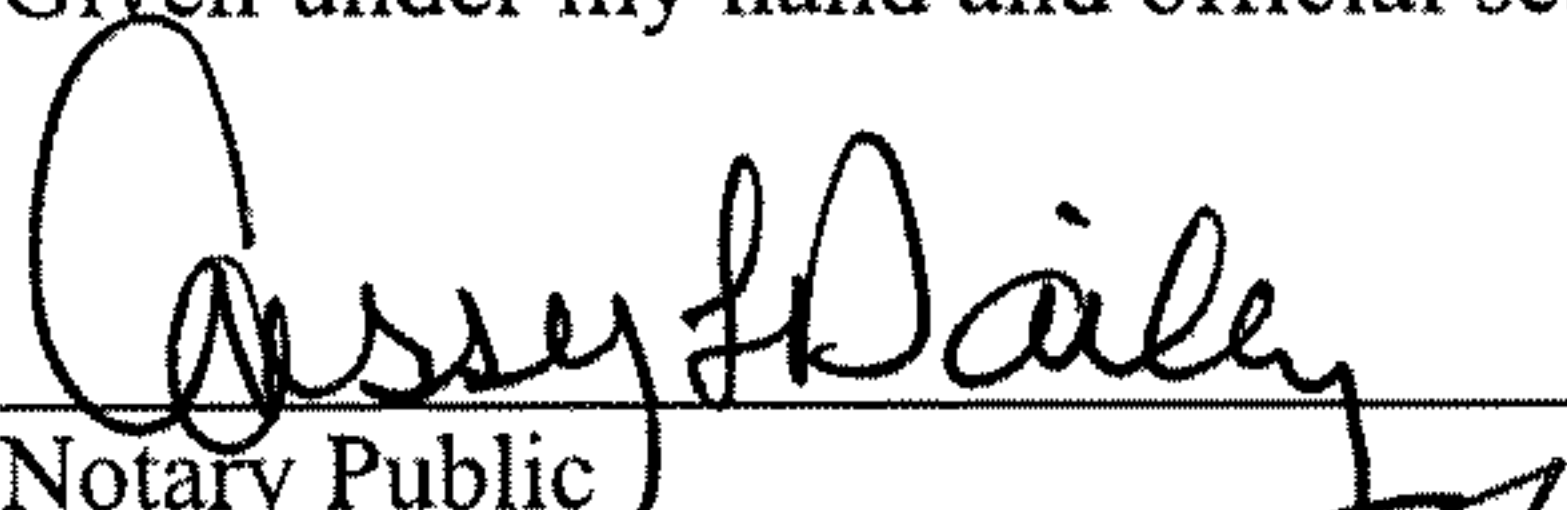

Eric Marsalis


Mabrey Marsalis

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Eric Marsalis and Mabrey Marsalis 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 17 day of January, 2023.


Notary Public
My Commission Expires: 05/02/2026

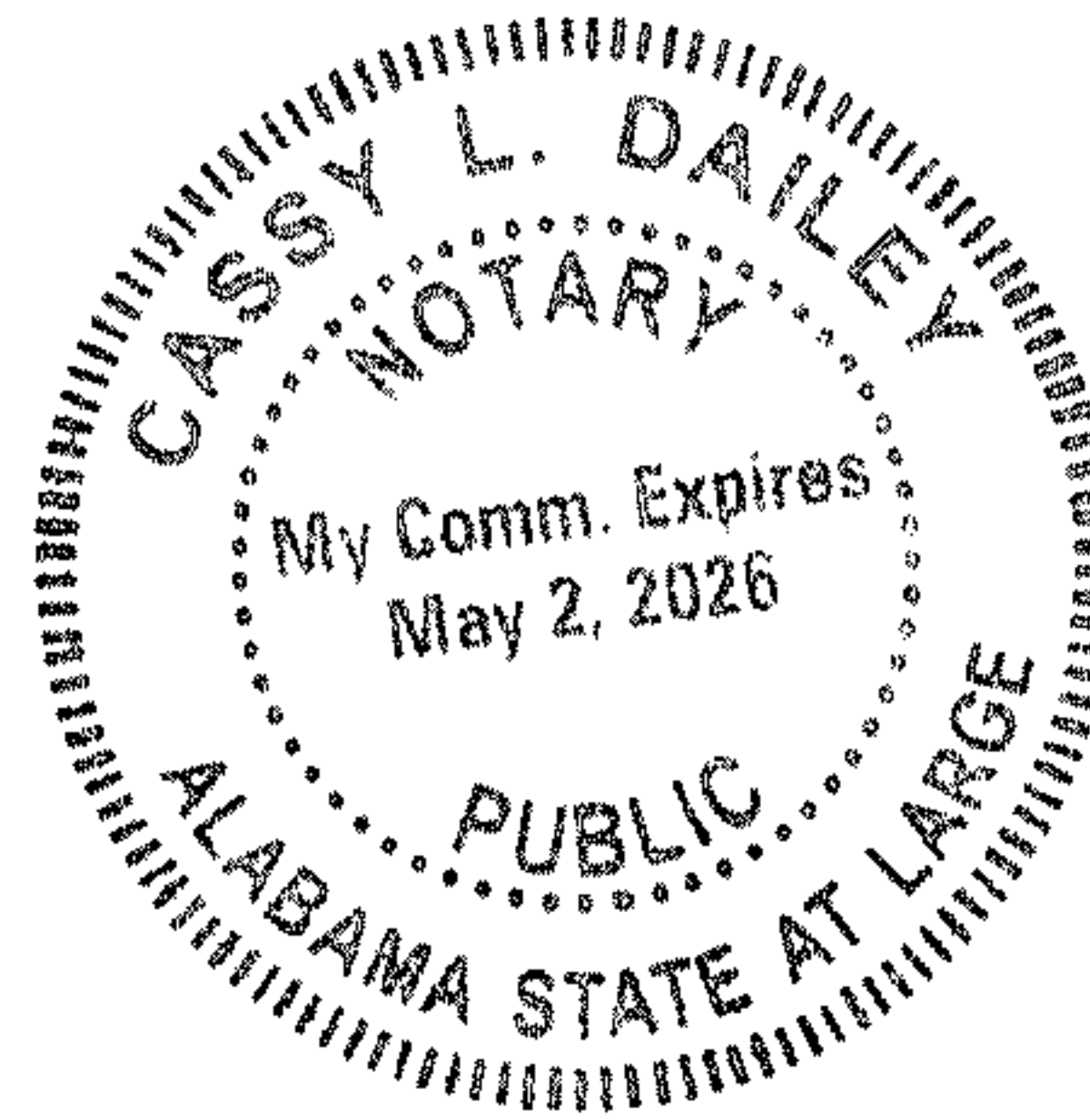


EXHIBIT A

Property 1:

Commence at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Westerly along the South line of said 1/4 - 1/4 section a distance of 67.00 feet; thence turn 90°00' 00" right and run Northerly 37.43 feet to a point on the 397 foot elevation contour line (U.S.G.S. Datum) and the Point of Beginning of the tract of land herein described; thence continue along the last described course 622.57 feet; thence turn 90°28' 34" left and run Westerly 66.99 feet; thence turn 89°33'20" left and run Southerly 323.32 feet; thence turn 89°21'32" right and run Westerly 30.00 feet; thence turn 89°23'41" left and run Southerly 256.88 feet to a point on the 397 foot contour line; thence turn 66°40' 45" left to the chord of an arc along said 397 foot contour line and along lay reservoir and run Southeasterly along said 397 foot contour line a chord distance of 105.00 feet to the Point of Beginning.

Said tract of land being subject to a 15.0 foot wide easement for ingress and egress, said easement being 7.5 feet wide on both sides of the centerline of an existing dirt drive; said centerline being described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Westerly along the South line of said 1/4 - 1/4 section a distance of 67.00 feet; thence turn 90°00' right and run Northernly 544.18 feet to the Point of beginning of the centerline of said easement; thence turn 113°10'47" left and run Southeasterly 72.79 feet to the end of said easement centerline.

All being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2023 12:52:13 PM
\$34.00 PAYGE
20230118000014770

Allen S. Bayl