

Send Tax Notice to:  
Timothy Kevin Ford and Jacqueline  
Kim Ford  
185 Oakwell St.  
Calera, AL 35040

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

File: PEL-22-5774

STATE OF ALABAMA  
COUNTY OF SHELBY



20230118000014790 1/3 \$129.00  
Shelby Cnty Judge of Probate, AL  
01/18/2023 12:52:16 PM FILED/CERT

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 (\$319,900.00)** 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 **Mark Christopher Smith and Cynthia M. Smith, Also Known As Michelle Smith, a married couple, (herein referred to as "Grantor," whether one or more)**, whose mailing address is

11158 Highway 47, Shelby, AL 35143

by **Timothy Kevin Ford and Jacqueline Kim Ford (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1505 East Forest Lane, Bainbridge, GA 39817

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 **185 Oakwell St, Calera, AL 35040-5631**, 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.

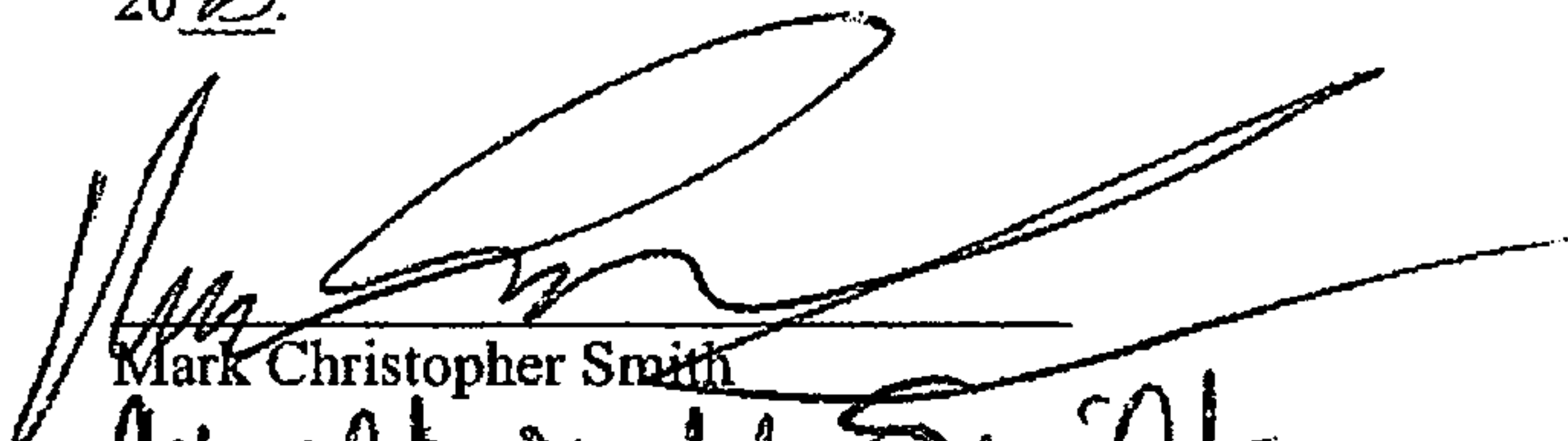
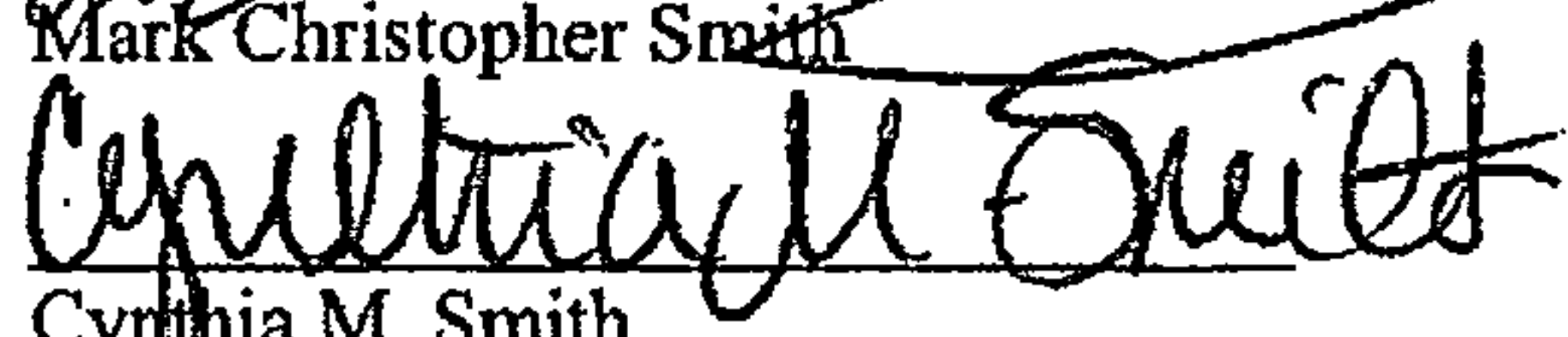
**\$219,900.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

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.

Shelby County, AL 01/18/2023  
State of Alabama  
Deed Tax: \$100.00

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

  
Mark Christopher Smith  
  
Cynthia M. Smith

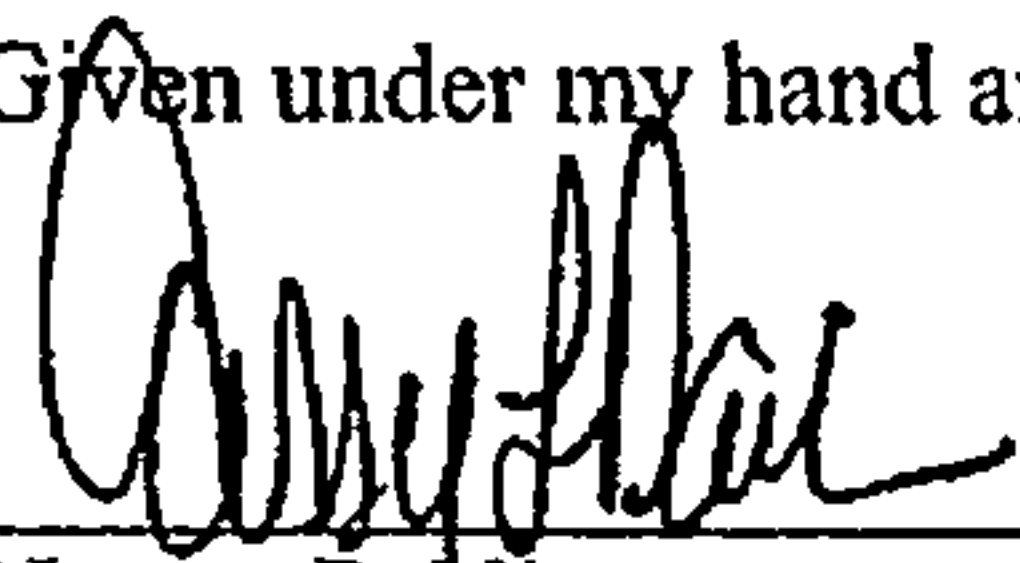


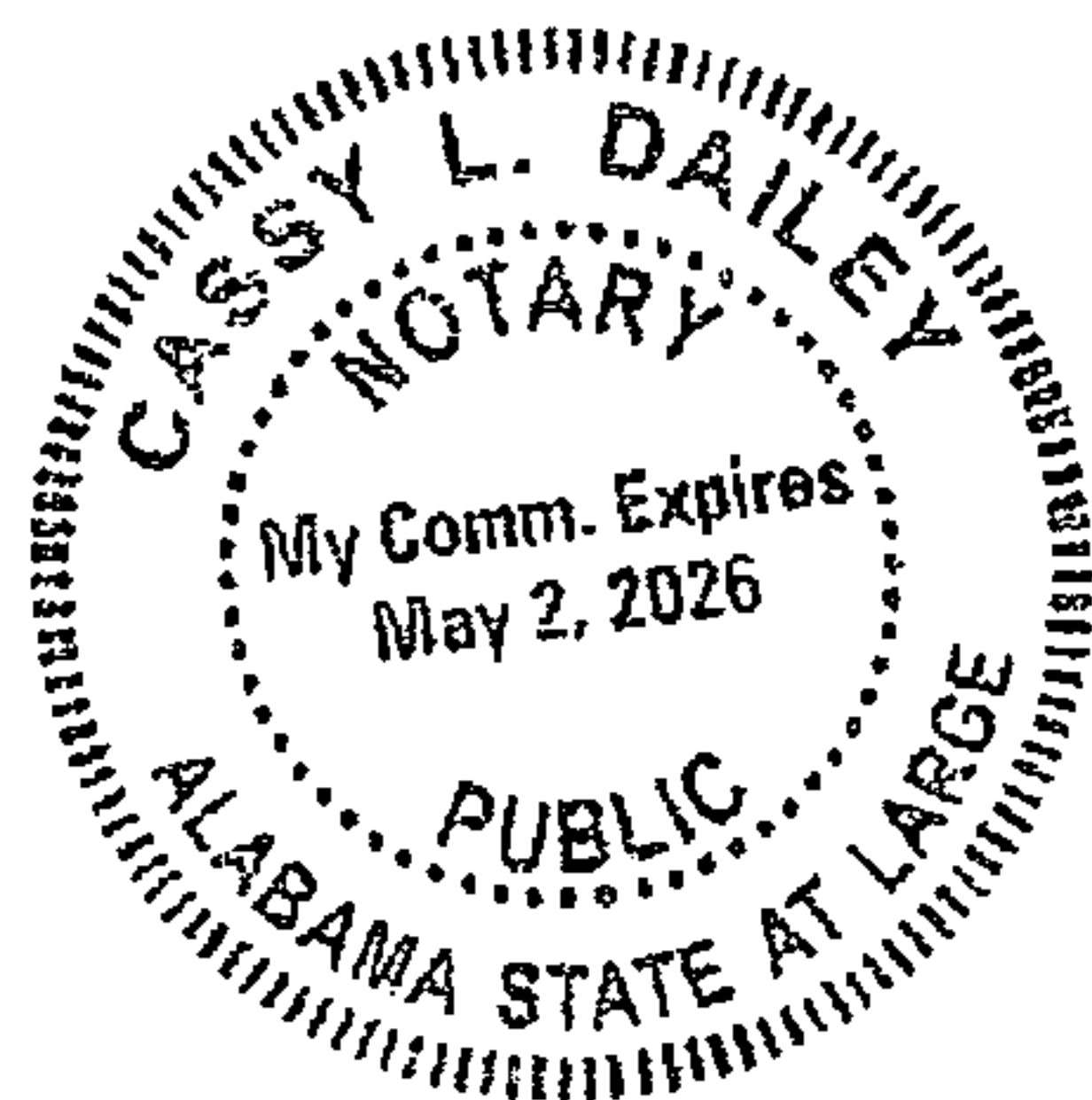
20230118000014790 2/3 \$129.00  
Shelby Cnty Judge of Probate, AL  
01/18/2023 12:52:16 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Mark Christopher Smith, Cynthia M. Smith and 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





20230118000014790 3/3 \$129.00  
Shelby Cnty Judge of Probate, AL  
01/18/2023 12:52:16 PM FILED/CERT

## EXHIBIT A

Property 1:

Lot 87, according to the Final Plat of Camden Cove, West Sector 3, Phase 3, as recorded in Map Book 39, Page 131,  
in the Probate Office of Shelby County, Alabama.