

**Assessor Market Value: \$199,510.00

20230123000018520
01/23/2023 12:19:12 PM
DEEDS 1/3

Send Tax Notice to:
John C. Smith, Karen Smith, and
Johnny Smith

5840 Hwy 39
Chelsea, AL 35043

This Instrument Prepared By:

Cassy L. Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-5800

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ZERO AND 00/100 (\$0.00)** 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

Out Front Hitting, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

5840 Hwy 39 Chelsea, AL 35043

by **John C. Smith, Karen Smith, and Johnny Smith** (herein referred to as "Grantee," whether one or more), whose mailing address is

5840 Hwy 39 Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **5840 Highway 39, Chelsea, AL 35043**, 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.

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 18th day of January, 2023.

Out Front Hitting, LLC, an Alabama Limited Liability Company

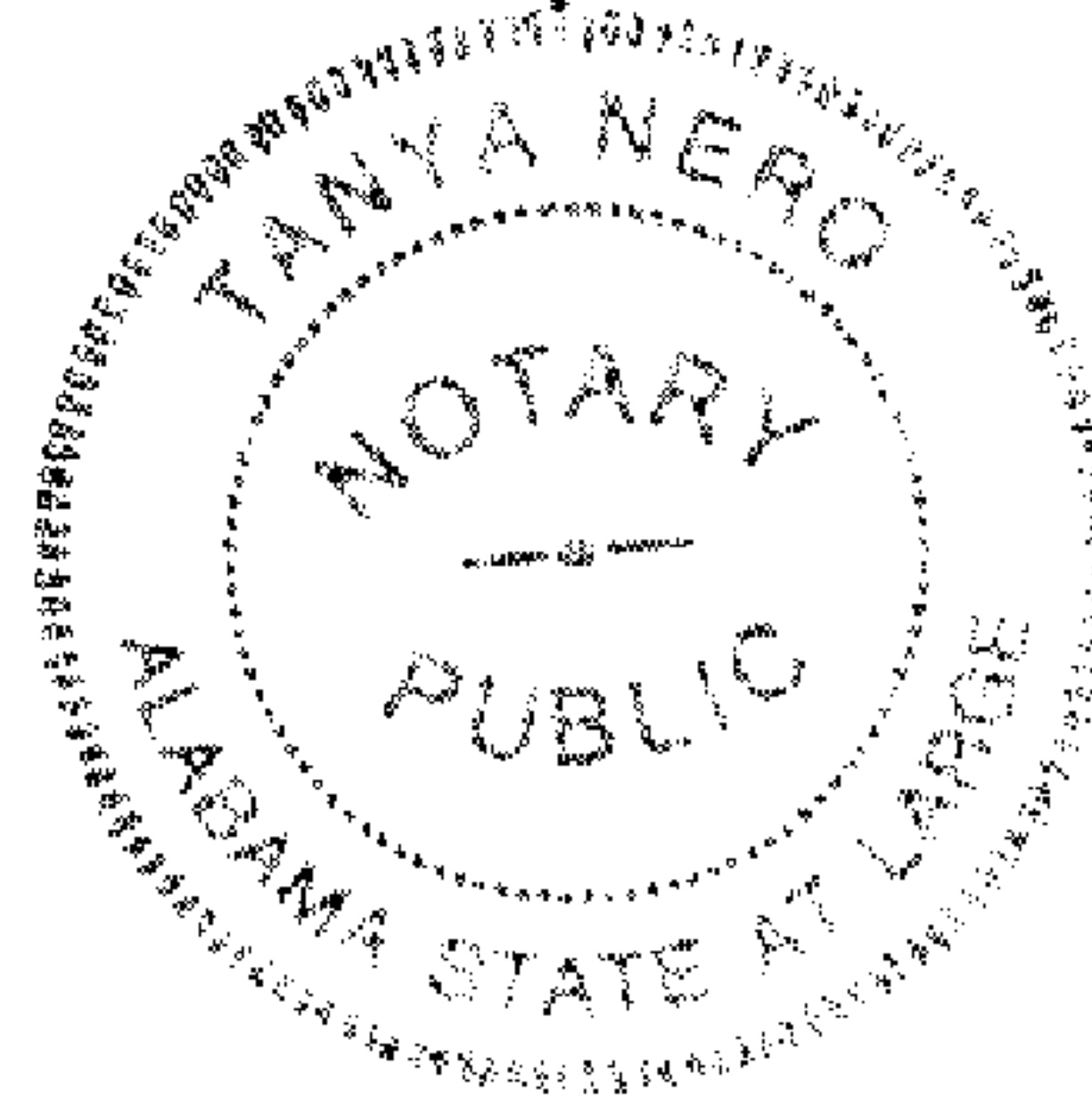
By: [Signature]
John Casey Smith, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Casey Smith**, whose name(s) as **Managing Member of Out Front Hitting, LLC**, a/an **Alabama** limited liability company, is 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, he, as such **Managing Member** and with full authority, executed the same voluntarily for and as the act of **Out Front Hitting, LLC**, on the day the same bears date.

Given under my hand and official seal this 18th day of January, 2023.

[Signature]
Notary Public
Tanya Nero
Printed Name
My Commission Expires:



MY COMMISSION EXPIRES 09/29/2025

EXHIBIT A

Property 1:

Part of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, said property being described as follows:

Beginning at the Northwest corner of said Southwest Quarter of Southwest Quarter, said point being the Point of Beginning, run South along the West line of said Southwest Quarter of Southwest Quarter for 277.07 feet to a point; thence turn 92 degrees 03 minutes to the left and run East 546.50 feet to a point, said point on the centerline of Shelby County Road No. 39; thence turn left and run Northwesterly along said centerline for 142.63 feet to a point; thence run right 08 degrees 20 minutes and run Northeasterly along same said centerline 199.35 feet to a point, said also being on the North line of aforesaid Southwest Quarter; thence turn left 129 degrees 41 minutes and run 738.40 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2023 12:19:12 PM
\$229.00 JOANN
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Allen S. Bayl