

This instrument was prepared
without benefit of title search by:

Thomas G. Owings
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Brent, AL 35034
(205)926-7790

Send Tax Notice To:

Simon Luke Smith
143 Steves Road
Brierfield, AL 35035



20230201000026570 1/2 \$87.50
Shelby Cnty Judge of Probate, AL
02/01/2023 10:40:20 AM FILED/CERT

State of Alabama

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Shelby County

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Warranty Deed

Know All Men By These Presents:

That in consideration of **Sixty-Two Thousand Five Hundred and NO/100 Dollars (\$62,500.00)**, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Paul B. Smith, a married man, whose address is 4265 Hwy 18, Montevallo, AL 35115**, (herein referred to as the "Grantor", whether one or more), grant, bargain, sell and convey unto **Simon Luke Smith, whose address is 143 Steves Road, Brierfield, AL 35035**, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

Beginning at a point marked by an iron hub on the North line of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 12 East, in Shelby County, Alabama, located on the North boundary of Highway 155 and proceeding along the North line of said Quarter boundary for 391.5 feet in an Easterly direction; thence South 28°30' West for 206.28 feet to the North boundary of said Highway; thence North 57°56' West for 344.67 feet along North boundary of said Highway to the point of beginning.

SOURCE OF TITLE: Instrument #20200522000205280

Grantor hereby certifies that the property herein conveyed is not Grantor's homestead or that of his spouse.

ADDRESS OF PROPERTY:

**8850 Hwy 155
Montevallo, AL 35115**

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

Shelby County, AL 02/01/2023
State of Alabama
Deed Tax: \$62.50



20230201000026570 2/2 \$87.50
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TO HAVE AND TO HOLD to the said Grantee, absolutely in fee simple.

And I do for myself and for my heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27 day of JANUARY, 2023.



PAUL B. SMITH (SEAL)

STATE OF ALABAMA

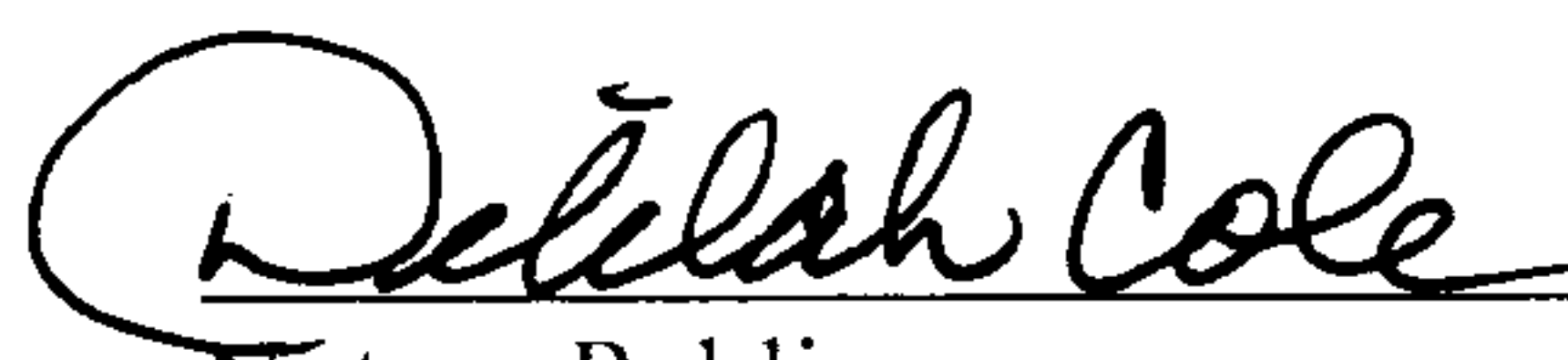
COUNTY OF B:bb

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GENERAL ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul B. Smith, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed same voluntarily on the day same bears date.

Given under my hand and official seal this 27th day of JANUARY, 2023.



Notary Public

My Commission Expires: 1/19/2027

