

**Document Prepared by:**  
Shannon R. Crull, P.C.  
3009 Firefighter Lane  
Birmingham, AL 35209

**Send Tax Notice to:**  
Lance Richardson  
1078 Dunnavant Pl  
Birmingham AL 35242

**GENERAL WARRANTY DEED**

State of Alabama  
County of shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00), and other good and valuable consideration in hand paid to Sandra P. Smith, an unmarried woman (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Lance Richardson (hereinafter referred to as "Grantee(s)" whether one or more), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), the following described real estate situated in shelby County, Alabama, to-wit:

**A parcel of land in the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Southwest one-fourth of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:**

**Commence at a 1" solid iron in place being the Southeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 09' 36" West along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 832.68 feet to a 1" solid iron in place; thence proceed South 00° 41' 27" West along the East boundary of said quarter-quarter section for a distance of 505.10 feet to a 1" solid iron in place, said point being the Southeast corner of the Northwest one-fourth of the Southwest one-fourth; thence proceed North 88° 23' 37" West along the South boundary of said quarter-quarter section for a distance of 82.44 feet to a bolt in place; thence proceed North 89° 27' 17" West along the South boundary of said quarter-quarter section for a distance of 1265.28 feet to a bolt in place, said point being the Southwest corner of said quarter-quarter section; thence proceed North 00° 28' 14" East along the West boundary of said Northwest one-fourth of the Southwest one-fourth for a distance of 1339.83 feet to a 1" solid iron in place being the Northwest corner of said quarter-quarter section and also being the Southwest corner of the Southwest one-fourth of said Section 10; thence proceed North 00° 25' 48" East along the West boundary of said Southwest one-fourth of the Northwest one-fourth for a distance of 762.70 feet to a 1" solid iron in place; thence proceed North 00° 24' 07" East along the West boundary of said quarter-quarter section for a distance of 58.59 feet (set ½" rebar CA-0114-LS); thence proceed South 89° 29' 00" East for a distance of 2648.52 feet (set ½" rebar CA-0114-LS), said point being located on the Westerly right-of-way of Shelby County Highway No. 7; thence proceed South 00° 31' 53" East along the Westerly right-of-way of said highway for a distance of 52.31 feet to a 1" solid iron in place; thence proceed South 00° 56' 50" East along the Westerly right-of-way of said highway for a distance of 66.88 feet (set ½" rebar CA-0114-LS); thence proceed North 89° 29' 00" West for a distance of 1309.18 feet (set ½" rebar CA-0114-LS); thence proceed South 00° 09' 36" West for a distance of 706.41 feet to the point of beginning.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 20<sup>th</sup> day of February, 2023.

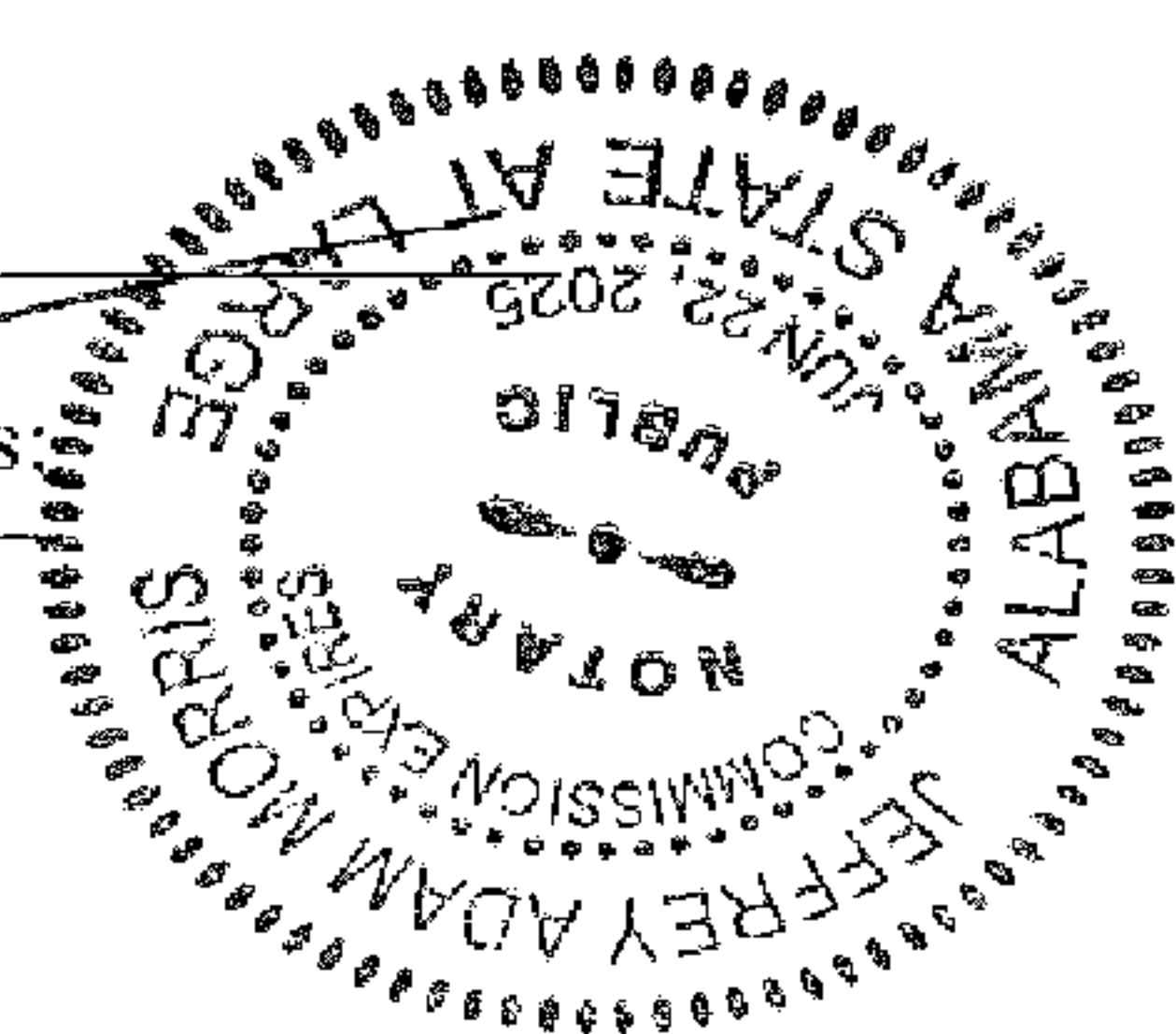
Sandra P. Smith  
Sandra P. Smith

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Sandra P. Smith 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 20<sup>th</sup> day of February 2023.

[Signature]  
Notary Public  
My Commission Expires: 6-22-2025



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Sandra P. Smith</u>	Grantee's Name	<u>Lance Richardson</u>
Mailing Address	<u>132 Lake Drive</u> <u>Birmingham, AL 35213</u>	Mailing Address	<u>1078 Dunnavant Place</u> <u>Birmingham AL 35242</u>
Property Address	<u>Wilsonville Acreage</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 1, 2023</u>
		Total Purchase Price	<u>\$500,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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 2/28/23 Print Jeff Morris

Unattested \_\_\_\_\_ Sign \_\_\_\_\_  
(verified by) (Grantor/Grantee/ Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/03/2023 11:13:55 AM**  
**\$528.00 JOANN**  
**20230303000058910**

Form RT-1

*Alle S. Boyd*