

This instrument prepared by:  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Kevin Nunnally 20230426000121640  
2337 Highway 46 04/26/2023 12:56:11 PM  
Shelby, AL 35143 DEEDS 1/4

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ninety Thousand And No/100 Dollars (\$90,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Rebecca Lynn Smith, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kevin Nunnally (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Commence at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence Easterly along the North line of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 of said Section 11 a distance of 1,397.86 feet to a point on the Westerly right-of-way line of Shelby County Highway No. 71; thence turn 109 degrees 48 minutes 07 seconds right and run Southwesterly along said right-of-way line 95.30 feet to a steel rebar corner; thence continue along last described course 17.31 feet to point; thence turn 04 degrees 36 minutes 35 seconds right to a chord and continue Southwesterly along said right-of-way line a chord distance of 171.32 feet to a steel rebar corner and the Point of Beginning of the property herein described; thence turn 03 degrees 55 minutes 27 seconds right to chord and continue along the Westerly margin of said Highway 71 a chord distance of 79.16 feet to a point; thence turn 03 degrees 09 minutes 54 seconds right from chord and continue along said margin a distance of 258.74 feet to a point; thence turn 80 degrees 02 minutes 54 seconds right and run Northeasterly along the North margin of Shelby County Highway No. 46 a distance of 112.12 feet to a point; thence turn 03 degrees 01 minutes 29 seconds left to chord and continue Northeasterly along said margin of said highway a chord distance of 44.33 feet to a point; thence turn 03 degrees 01 minutes 35 seconds left from chord and continue Northeasterly along said margin of said highway 100.97 feet to a point; thence turn 00 degrees 39 minutes 25 seconds left to chord and continue along said margin of said highway a chord distance of 33.07 feet to a point; thence turn 77 degrees 12 minutes 44 seconds right from chord and run Northerly 177.45 feet to a point; thence turn 85 degrees 04 minutes 04 seconds right and run Easterly 442.54 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**The herein conveyed property does not constitute the homestead of the Grantor, not that of her spouse.**

Rebecca Lynn Smith is one and the same as Rebecca Lynn Pridmore who acquired title in that certain Warranty Deed recorded 10/03/2011 in Inst# 2011003000291170, in the Office of the Judge of Probate of Shelby County, Alabama.

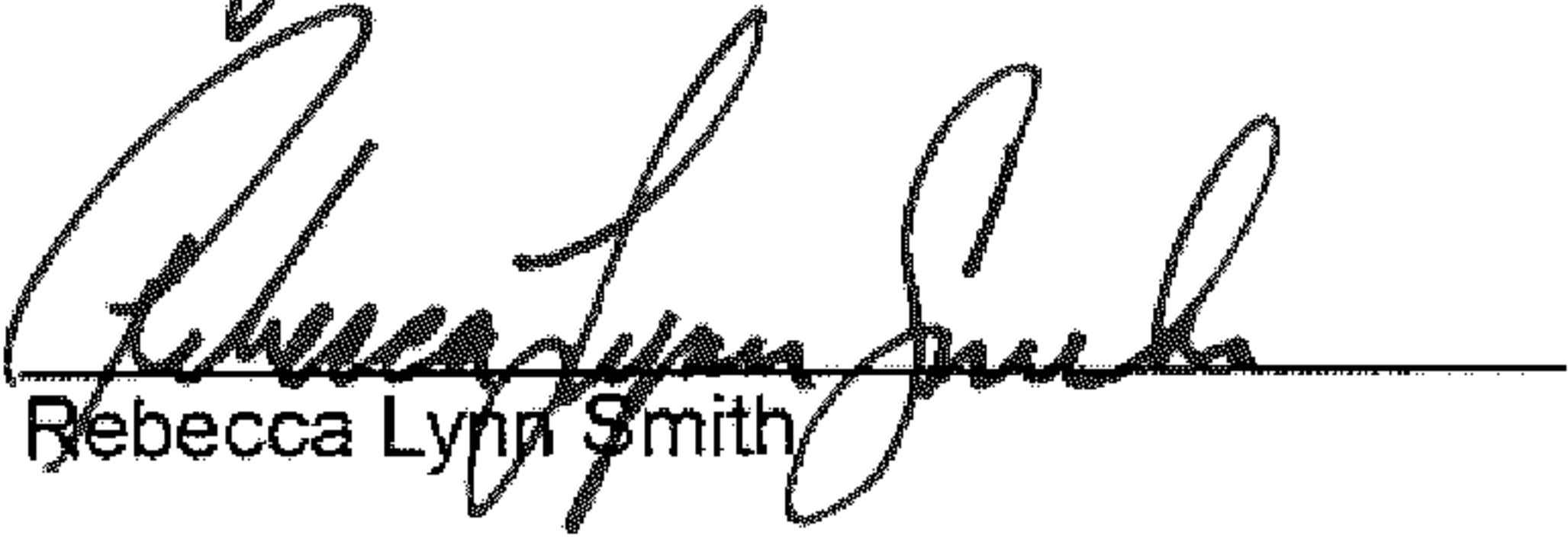
**THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.**

Subject to a third party mortgage in the amount of \$67,500.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as

aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

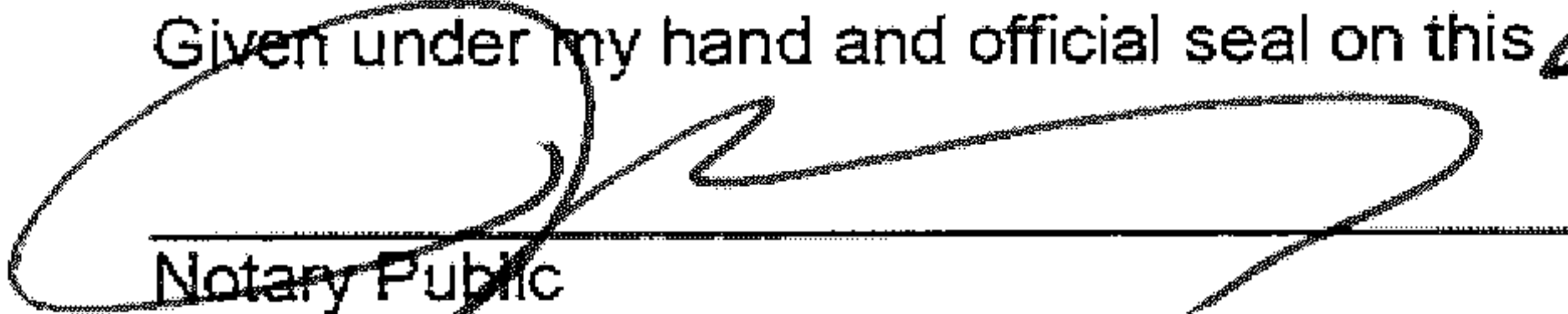
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 25<sup>th</sup> day of April, 2023.

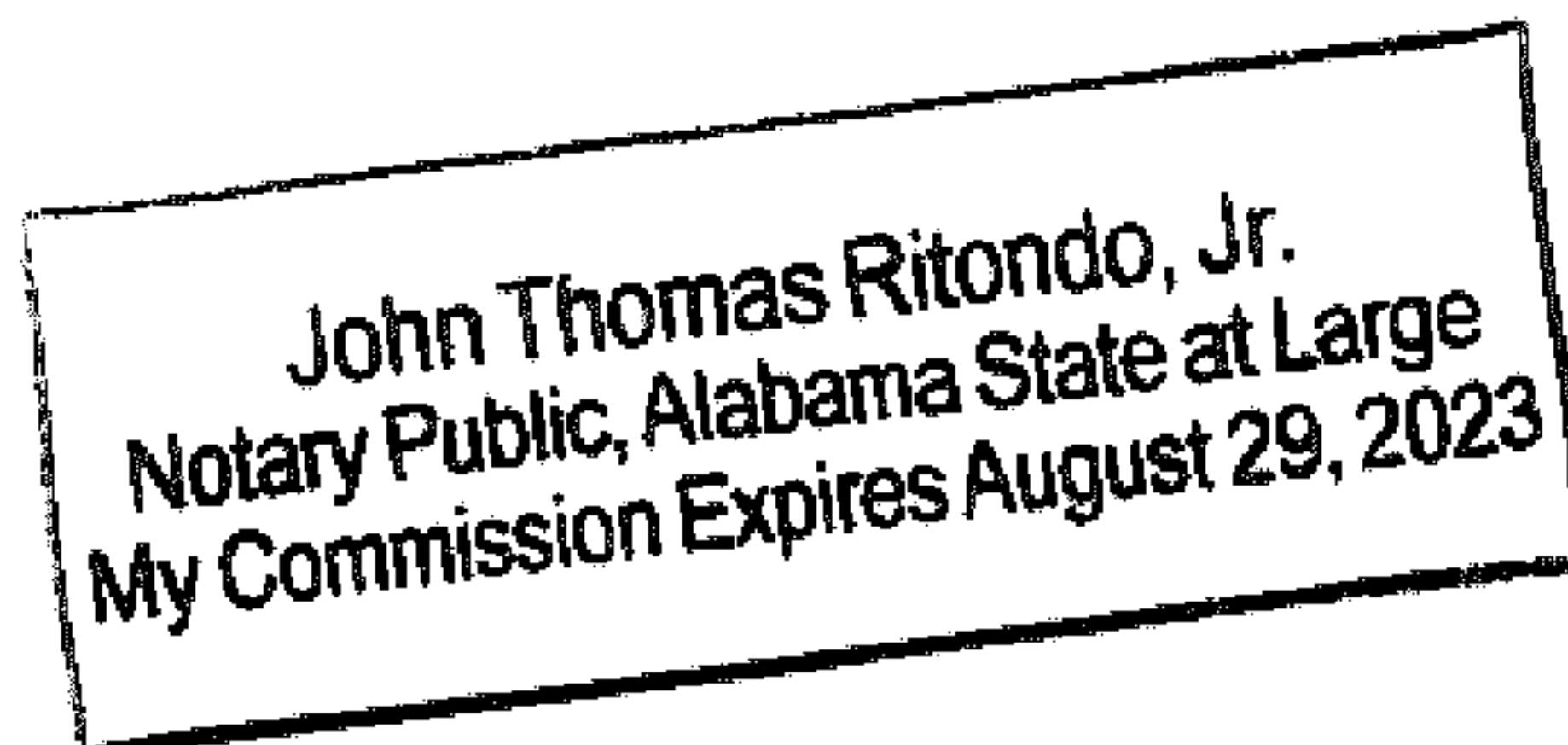
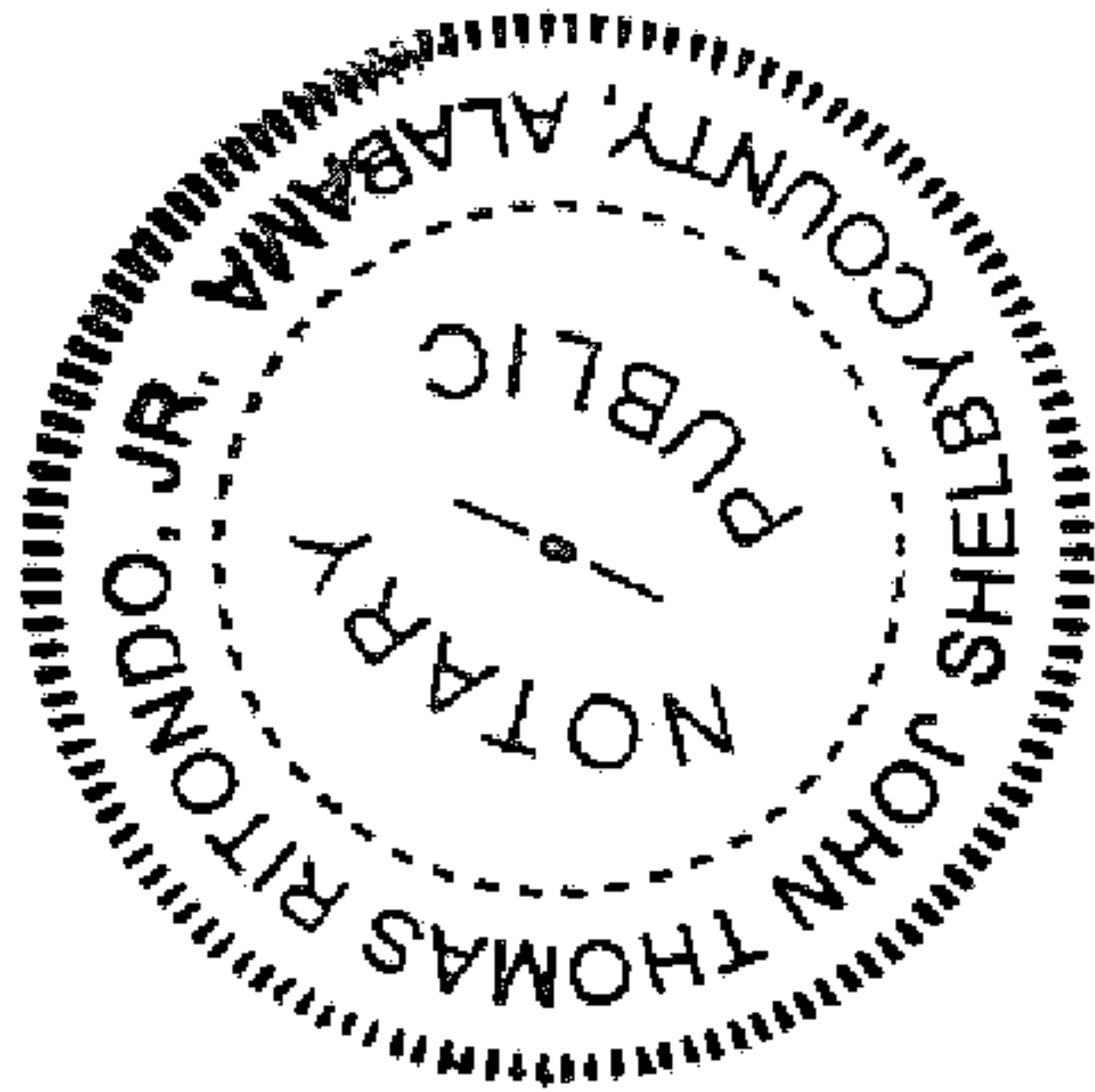
  
Rebecca Lynn Smith

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Lynn Smith whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 25<sup>th</sup> day of April, 2023.

  
Notary Public  
My commission expires:



**Real Estate Sales Validation Form**

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

Grantor's Name Rebecca Lynn Smith

Grantee's Name Kevin Nunnally

Mailing Address 2337 Highway 46  
Shelby, AL 35143Mailing Address 2337 Highway 46  
Shelby, AL 35143Property Address 2337 Highway 46  
Shelby, AL 35143

Date of Sale April 25, 2023

Total Purchase Price \$90,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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)☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other: \_\_\_\_\_☒ Closing StatementIf 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 - Rebecca Lynn Smith, . .

Grantee's name and mailing address - Kevin Nunnally, 2337 Highway 46, Shelby, AL 35143.

Property address - 2337 Highway 46, Shelby, AL 35143

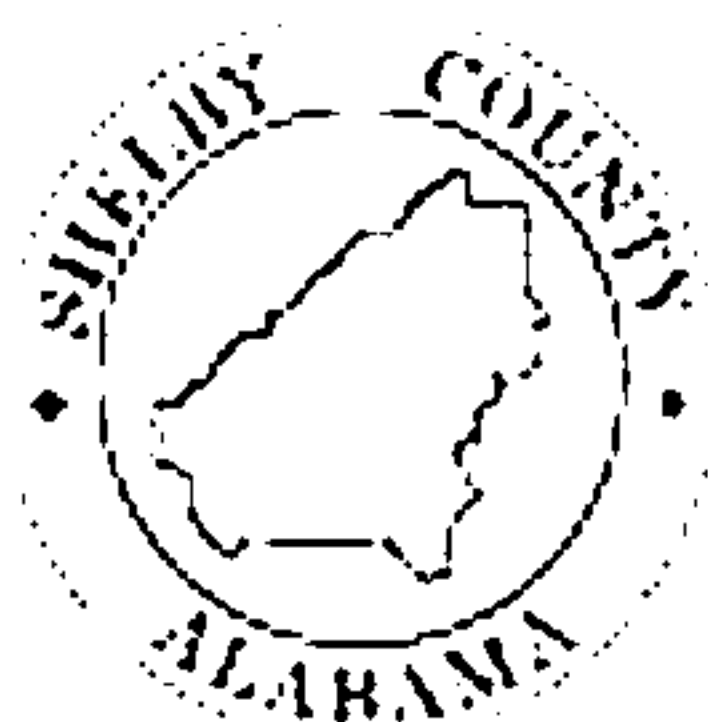
Date of Sale - April 25, 2023.

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: April 25, 2023

Sign \_\_\_\_\_

Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/26/2023 12:56:11 PM  
 \$53.50 BRITTANI  
 20230426000121640

A handwritten signature in cursive script, appearing to read "Brittani".