

Send tax notice to:
SCOTT ALLEN SMITH
2509 VALLEYDALE ROAD
BIRMINGHAM, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2023195

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **THE ESTATE OF CALVIN C MARTIN, SR., SHELBY COUNTY PROBATE CASE pr-2023-000418** whose mailing address is 2500 MARCA Rd. B'ham AL 35244 hereinafter referred to as "Grantor") by **SCOTT ALLEN SMITH and JACLYN MERRIMAN SMITH** whose property address is: **2509 VALLEYDALE ROAD, BIRMINGHAM, AL, 35244** (hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

A portion of land situated in the West 1/2 of the S.E.1/4 of Section 16, Township 19 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of the S.W.1/4 of the S.E.1/4 of Section 16, Township 19 South, Range 2 West in Shelby County, Alabama; Thence run Easterly along the South line of said 1/4-1/4 section a deed distance of 710 feet (measured 709.63 ft.) to an existing iron pin; Thence turn left a deed angle of 64°15'(measured 64°41'45") and run Northeasterly a deed distance of 973.7 feet (measured 968.61 ft.) to an existing iron pin; Thence turn left a deed angle of 75°00' (measured 74°55'06") and run N48°06'W a measured distance of 334.43 feet to an existing iron pin, this being the POINT OF BEGINNING; From the Point of Beginning thus obtained, run N 48°07'55"W a distance of 449.86 feet; Thence run S 42°05'16"W a distance of 221.0 feet; Thence run N 49°09'59"W a distance of 200.0 feet along the center of a paved drive to the Southeasterly right-of-way line of Valleydale Road as it exists this date; Thence run S 48°29'44"W along said existing right-of-way line a distance of 123.71 feet to an existing iron pin; Thence leaving said right-of-way, run S 36°09'17"E a measured distance of 339.87 feet (deed 364.4 ft.) to an existing iron pin; Thence run N56°07'44"E a measured distance of 207.79 feet to an existing iron pin; Thence run S10°45'01"E a measured distance of 353.57 feet to an existing iron pin; Thence run N 41°54'53"E a deed distance of 431.40 feet (measured 431.30 feet) to an existing iron pin, this being the POINT OF BEGINNING.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easement to Alabama Gas Corp., recorded in Deed Book 273, page 891 in the Probate Office.
3. Easement to Shelby County recorded in Deed book 293, page 324, in the Probate Office.
4. Easement to Alabama Power Company recorded in Deed Book 341, page 115 in the Probate Office.
5. Less and except any portion of subject property lying within a public/private road or road right of way.

\$380,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, THE ESTATE OF CALVIN C MARTIN, SR., by , its , who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 22 day of June, 2023.

THE ESTATE OF CALVIN C MARTIN, SR.

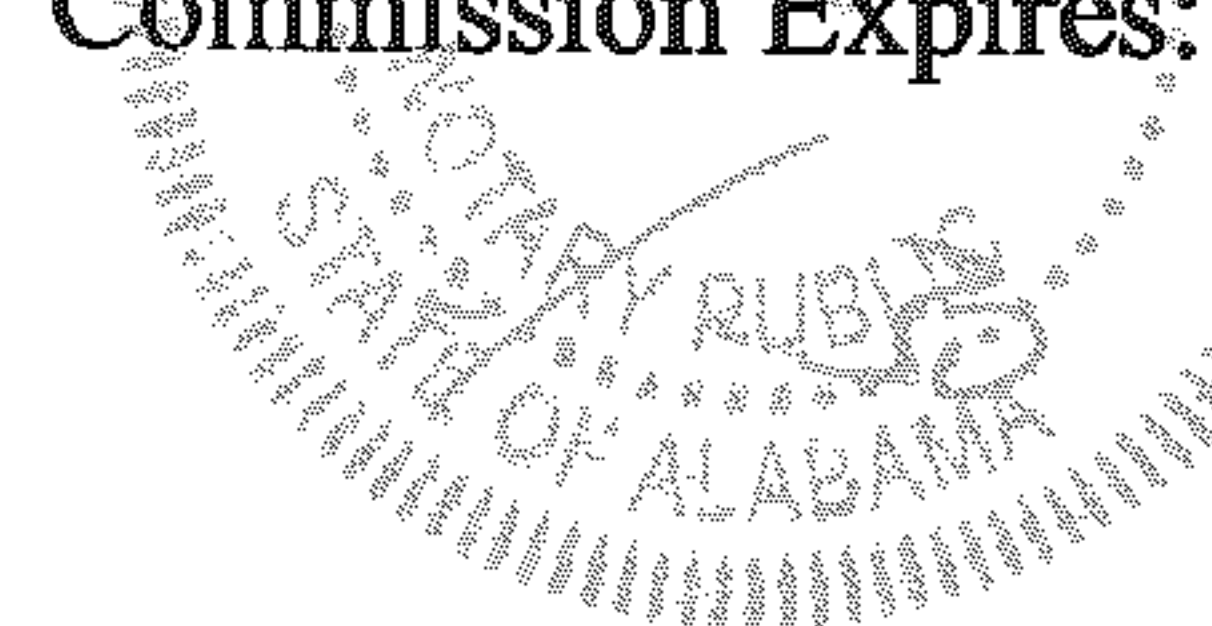
BY: 
CALVIN C. MARTIN, JR.,
PERSONAL REPRESENTATIVE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CALVIN C MARTIN, JR., whose name as PERSONAL REPRESENTATIVE OF THE ESTATE OF CALVIN C MARTIN, SR., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this the 22 day of June, 2023.


Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2023 11:35:59 AM
\$45.00 PAYGE
20230623000186950

