

*This instrument was prepared  
without benefit of title search by:*  
Thomas G. Owings  
Owings Law Firm, LLC  
1186 University Way, Suite D  
Brent, AL 35034  
(205)926-7790

*Send Tax Notice To:*  
Simon Luke Smith and  
James Bradford Smith  
143 Steves Road  
Brierfield, AL 35035

***State of Alabama*** §

***Shelby County*** §

***Warranty Deed  
(Tenants in Common)***

***Know All Men By These Presents:***

That in consideration of Ten and NO/100 Dollars (\$10.00), 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, Simon Luke Smith and spouse, Lacy Michelle Smith, whose address is 143 Steves Road, Brierfield, AL 35035; James Bradford Smith and spouse, Meka Collins Smith, whose address is 4323 Highway 18, Montevallo, AL 35115; and, Paul Bradford Smith, III, 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, and James Bradford Smith, whose address is 4323 Highway 18, Montevallo, AL 35115, being held as Tenants in Common, (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:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**SOURCE OF TITLE: Instrument #20210318000135690**

**Grantor hereby certifies that the property herein conveyed is not Grantors' homestead or the homestead of their spouses.**

**ADDRESS OF PROPERTY:**

**Rural Acreage  
Montevallo, AL 35115**

**This conveyance is subject to that certain Mortgage by and between Simon Luke Smith and spouse, Lacy Michelle Smith, James Bradford Smith and spouse, Meka Collins Smith and Paul Bradford Smith, III, a married man, to Alabama Ag Credit, FLCA dated 03/17/2021 and recorded in the Office of the Judge of Probate of Shelby County, Alabama on 03/18/2021, being Instrument #20210318000135700 and re-recorded on 05/27/2021, being Instrument #20210527000259700**

**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**

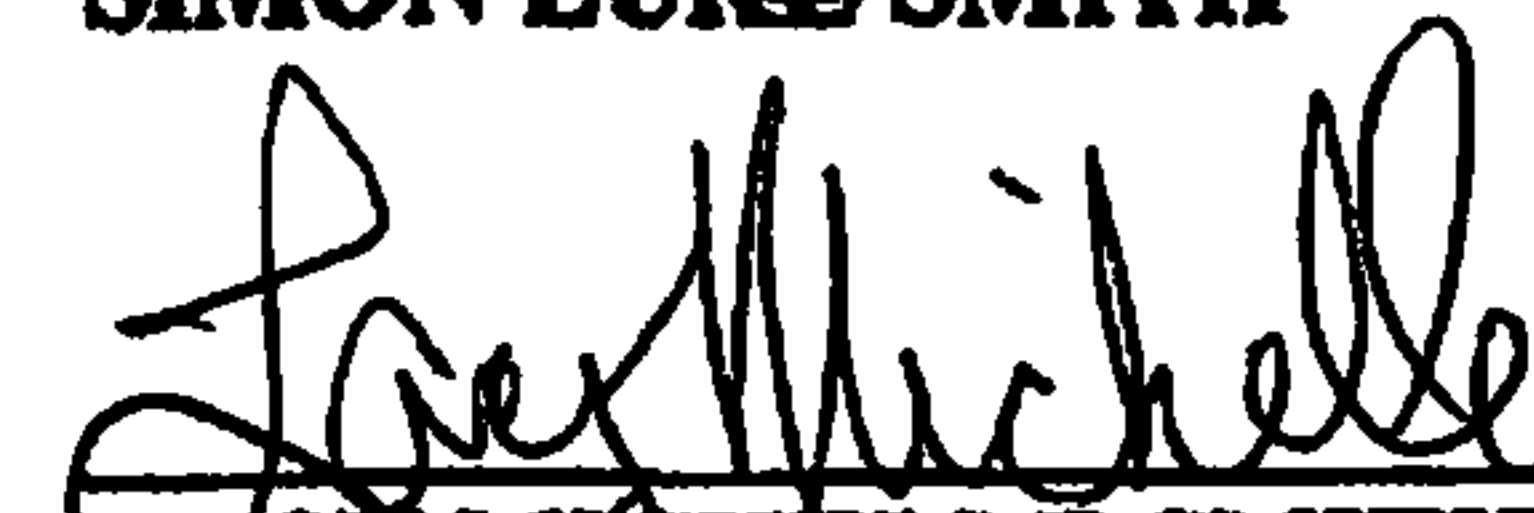
and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand 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.


**TO HAVE AND TO HOLD** to the said Grantee, absolutely in fee simple.

And we do for ourselves and for our heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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**, We have hereunto set our hands and seals, this 12 day of April, 2023.

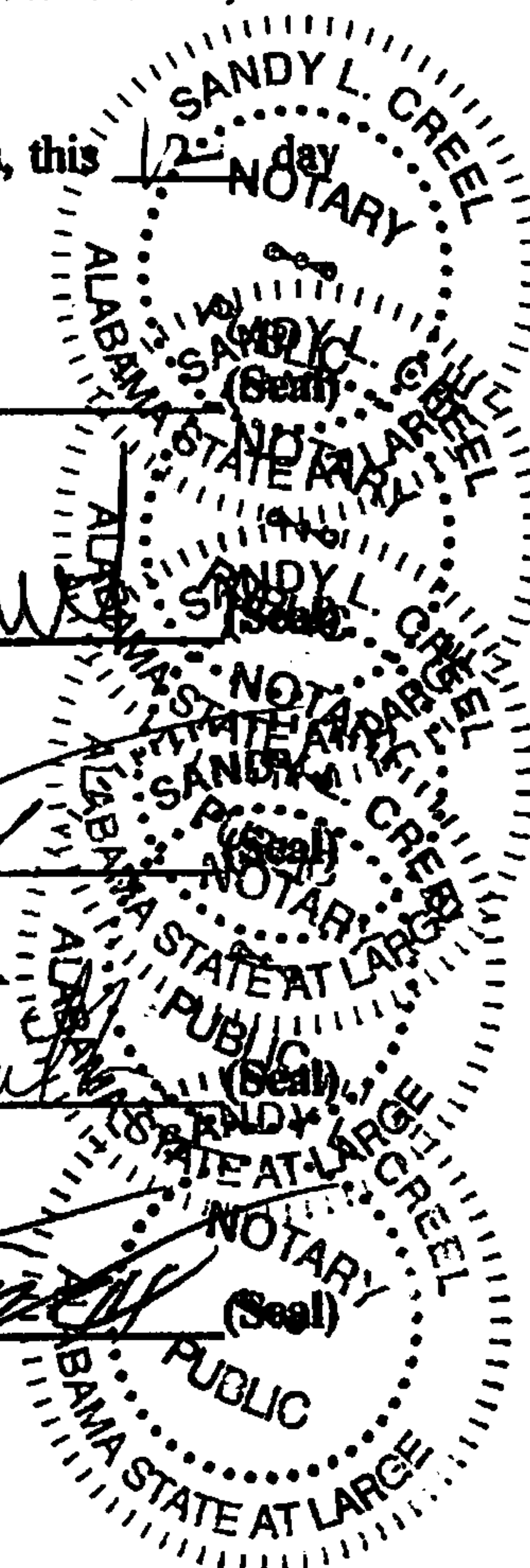
  
SIMON LUKE SMITH

  
LACY MICHELLE SMITH

  
JAMES BRADFORD SMITH

  
MEKA COLLINS SMITH

  
PAUL BRADFORD SMITH, III



**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

**PAGES 3-6 FOR NOTARIAL ACKNOWLEDGEMENTS AND EXHIBIT "A"**



STATE OF ALABAMA

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## GENERAL ACKNOWLEDGMENT

COUNTY OF Bibb

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Simon Luke 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 as his own act on the day the same bears date.

Given under my hand and official seal this 12 day of April, 2023.

Sandy Cuel

Notary Public

My Commission Expires: 10/3/2026

STATE OF ALABAMA

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## GENERAL ACKNOWLEDGMENT

COUNTY OF Bibb

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Lacy Michelle 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, she, executed same voluntarily on the day same bears date.

Given under my hand and official seal this 12 day of April, 2023.

Sandy Cuel

Notary Public

My Commission Expires: 10/3/2026

STATE OF ALABAMA

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## GENERAL ACKNOWLEDGMENT

COUNTY OF Bibb

The undersigned, a Notary Public in and for said County, in said State, hereby certify that James Bradford 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 as his own act on the day the same bears date.

Given under my hand and official seal this 12 day of April, 2023.

Sandy Cuel

Notary Public

My Commission Expires: 10/3/2026

STATE OF ALABAMA

COUNTY OF Bibb§  
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## GENERAL ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Meka Collins 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, she, executed same voluntarily on the day same bears date.

Given under my hand and official seal this 12 day of April, 2023.

Sandy Cuel

Notary Public

My Commission Expires: 10/3/2026COUNTY OF Bibb§  
§

## GENERAL ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Bradford Smith, III, 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 as his own act on the day the same bears date.

Given under my hand and official seal this 12 day of April, 2023.

Sandy Cuel

Notary Public

My Commission Expires: 10/3/2026

**EXHIBIT "A"**

A Parcel of land located in Fractional Section 1, Township 24 North, Range 12 East and Fractional Section 6, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows: COMMENCING at a 2" pipe currently marking the locally accepted Southeast corner of said Section 1, and the locally accepted Southwest corner of Section 6, Township 24 North, Range 13 East, also being the Southeast corner of Valley Grande Farms (MB40, PG 55), thence Northerly along the range line of Range 12 and 13 East, also being the East line of said Valley Grande Farms for a distance of 733.34 feet to a 5/8" rebar marking the intersection of said Range line and the East line of Valley Grande Farms, said point being the POINT OF BEGINNING of the Parcel herein described; thence leaving said Range line, North 02°13'31" West continuing along the East line of Valley Grande Farms for a distance of 531.26 feet to a 2" pipe marking the Northeast corner of Valley Grande Farms; thence North 10°53'52" East for a distance of 1439.93 feet to the centerline of Old Highway 25 roadbed (abandoned right of way), said point being a 5/8" rebar; thence along said centerline of Old Highway 25 North 89°49'37" East for a distance of 1069.29 feet to a 5/8" rebar marking the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 6; thence South 01°16'56" East along the East line of said Quarter-Quarter for a distance of 1318.91 feet to a 5/8" rebar at the Southeast corner of said Quarter-Quarter of said Section 6; thence South 85°53'09" West for a distance of 1088.75 feet to a 5/8" rebar marking the intersection of the South line of said Quarter-Quarter and the common range line of Range 12 and 13 East; thence along said Range line South 25°40'25" West for a distance of 611.78 feet to the POINT OF BEGINNING of the parcel herein described.

Survey of J. Clayton Lynch, PLS No. 34331, dated February 17, 2016 recorded in Probate Office of Shelby County, Alabama.

**PARCEL B**

Begin at the Point of intersection of the West line of Section 6, Township 24 North, Range 13 East, Shelby County, Alabama with the South right of way line of Alabama State Highway 25; thence run in an Easterly direction along the South right of way line of Alabama State Highway 25 a distance of 1140 feet; thence turn right and run in a Southwesterly direction 600 feet more or less to the point of intersection with the North right of way line of the Old Calera-Montevallo Dirt Road; thence turn an angle to the right and run in a Westerly direction along the North right of way line of the Old Calera-Montevallo dirt road a distance of 1170 feet; thence turn an angle to the right and run in a Northerly direction 105 feet, more or less, to the point of intersection with the West line of Section 6, Township 24 North, Range 13 East; thence turn an angle to the right and run in a Northeasterly direction along the West line of Section 6, Township 24 North, Range 13 East a distance of 460 feet, more or less, to the POINT OF BEGINNING.

**PARCEL C**

Begin at the Point of intersection of the West line of Section 6, Township 24 North, Range 13 East, Shelby County, Alabama with the South right of way line of Alabama State Highway 25 and run in an Westerly direction along the South right of way line of Alabama State Highway 25 in a Westerly direction a distance of 205 feet; thence turn an angle to the left and run in a Southerly direction 420 feet more or less to the point of intersection with the West line of Section 6, Township 24 North, Range 13 East; thence turn an angle to the left and run in a Northeasterly direction along the West



line of Section 6, Township 24 North, Range 13 East a distance of 460 feet, more or less, to the POINT OF BEGINNING.

#### PARCEL D

E 1/2 of the SW 1/4 of Section 6, Township 24 North, Range 13 East, Shelby County, Alabama.

#### LESS AND EXCEPT

A Parcel of land located in the East Half of the Southwest 1/4 of Fractional Section 6, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCING at the SW corner of the SE 1/4 of the SW 1/4 of Section 6, Township 24 North, Range 13 East, Shelby County, Alabama; Thence North 01°16'56" West for a distance of 1318.91 feet; thence South 82°02'28" East for a distance of 566.58 feet to the POINT OF BEGINNING of the parcel herein described; thence North 07°24'46" West for a distance of 385.14 feet; thence North 04°12'08" East for a distance of 1010.31 feet; thence South 89°01'14" East for a distance of 720.68 feet; thence South 00°59'16" East for a distance of 239.62 feet to the Western right of way of Shelby County Highway 89 (80' right of way), said point being on a curve to the left having a radius of 1487.56 feet, with a chord bearing of South 06°03'39" West and a chord distance of 426.75 feet; thence along said Western right of way, along said curve an arc distance of 428.23 feet; thence continue along said Western right of way South 02°11'10" East for a distance of 688.36 feet; thence leaving said right of way South 88°00'33" West for a distance of 730.68 feet to the POINT OF BEGINNING of the Parcel herein described.

#### ALSO, LESS AND EXCEPT

Begin at the SW Corner of the SE 1/4 of the SW 1/4 of Section 6, Township 24 North, Range 13 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 88°05'20" E for a distance of 1308.52 to the Westerly right of way line of Shelby County Highway 89, (60' R.O.W.); thence N 02°25'22" W and along said R.O.W. line for a distance of 810.00'; thence S 88°42'44" W and leaving said R.O.W. line for a distance of 528.01'; thence S 02°25'22" E for a distance of 250.00'; thence S 88°42'44" W for a distance of 769.66'; thence S 01°19'10" E for a distance of 574.13' to the POINT OF BEGINNING.

## Real Estate Sales Validation Form

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

Grantor's Name Simon Luke Smith, Lacy Michelle Smith  
James Bradford Smith, Mike Collins Smith  
and Paul Bradford Smith, III  
Mailing Address 143 Steves Road  
Brierfield, AL 35035

Grantee's Name Simon Luke Smith & James  
Bradford Smith  
Mailing Address 143 Steves Road  
Brierfield, AL 35035

Property Address Rural Acreage  
Montevallo, AL 35115

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 643,250<sup>00</sup>

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/27/2023 01:07:01 PM  
\$686.50 PAYGE  
20230727000225660



*Miss S. Byrd*

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other

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 \_\_\_\_\_

Print Delilah Cole

☐ Unattested

Sign Delilah Cole

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1