

*This instrument was prepared
without benefit of title search by:*
Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35084
(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:

PARCEL B:

A parcel of land lying on the East side of Shelby County Highway 19 (AKA Enon Road) (80' right of way), located in Fractional Section 1, Township 24 North, Range 12 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 (MB 40, 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; thence leaving said range line, North 02°13'31" West 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, said point being the POINT OF BEGINNING of the parcel herein described; thence North 65°30'09" West along the North line of Valley Grande Farms for a distance of 904.70 feet to the eastern right of way of said Shelby County Highway 19, said point being a 2" pipe; thence leaving the North line of Valley Grande Farms, along the eastern right of way of said Highway 19 the following calls: North 44°55'50" West, 183.83 feet to a curve to the right; along curve for an arc distance of 601.36 feet with a radius of 660.00 feet, having a chord bearing of North 21°42'04" West and chord distance of 580.77 feet; North 02°03'13" East, 478.12 feet to a 5/8" rebar; thence leaving said right of way South 73°15'46" East for a

distance of 251.06 feet to a 5/8" rebar; thence North 27°46'37" East for a distance of 303.91 feet to the centerline of Old Highway 25 roadbed (abandoned right of way), said point being a 5/8" rebar; thence along the centerline of the Old Highway 25 the following two calls: South 70°00'54" East, 894.80 feet to a 1/2" rebar; North 89°49'37" East 200.01 feet to a 5/8" rebar; thence leaving said centerline South 10°53' 52" West for a distance of 1439.93 feet to the POINT OF BEGINNING of the parcel herein described.

SOURCE OF TITLE: Instrument #20210318000135660

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 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.

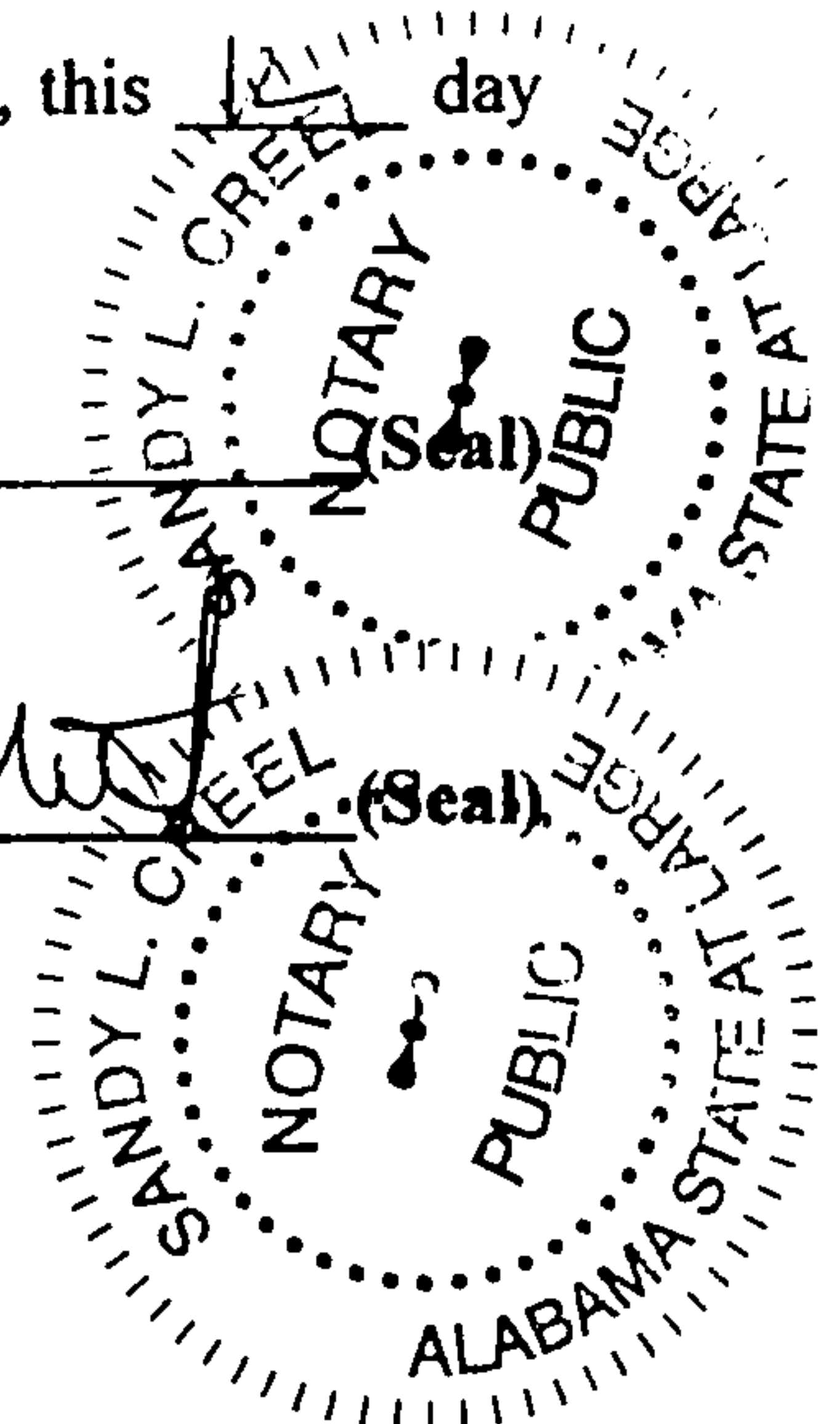
TO HAVE AND TO HOLD to the said Grantee, absolutely in fee simple.

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 _____ day of April, 2023.


SIMON LUKE SMITH

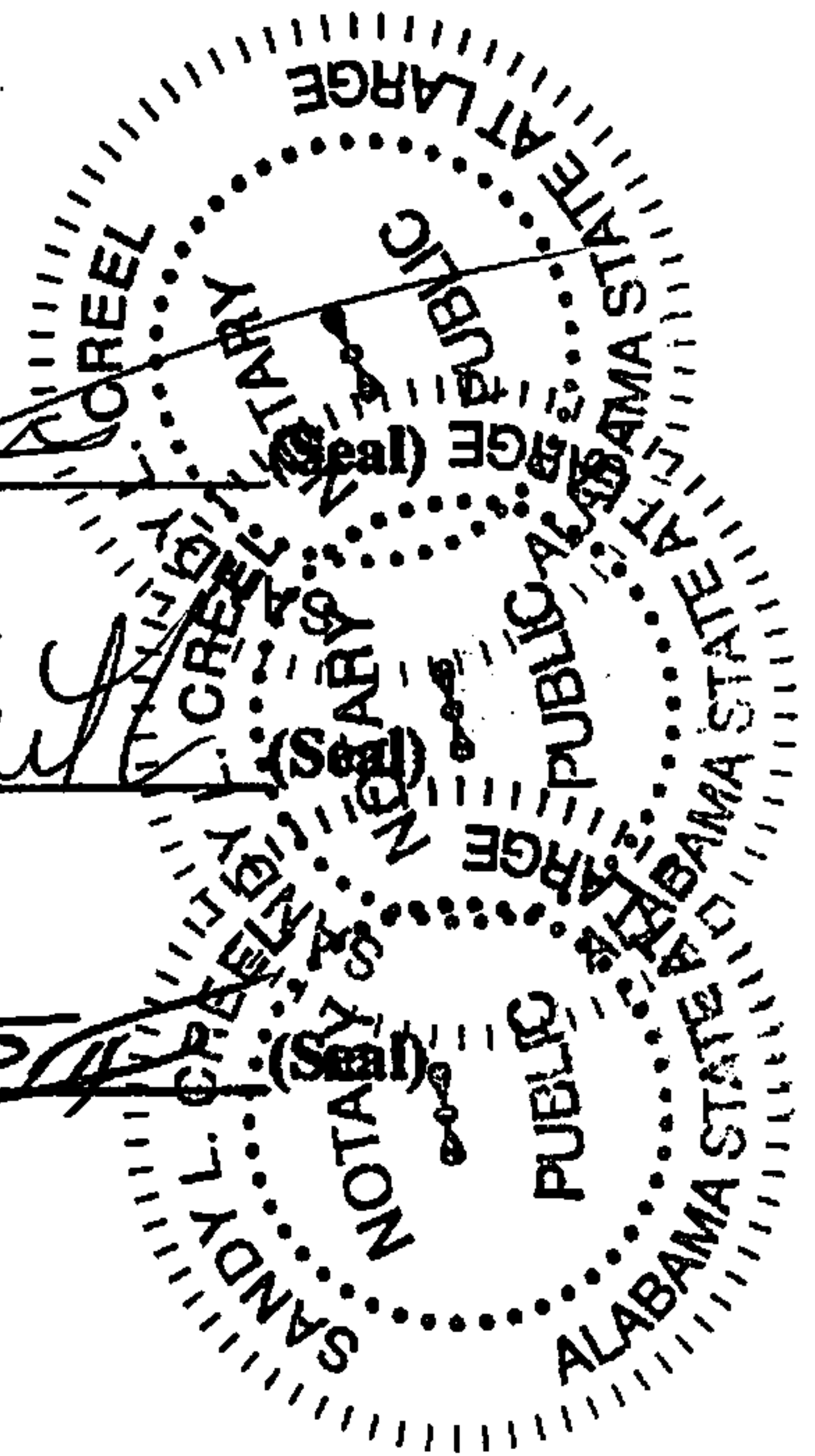

LACY MICHELLE SMITH



James Bradford Smith
JAMES BRADFORD SMITH

Meka Collins Smith
MEKA COLLINS SMITH

Paul Bradford Smith, III
PAUL BRADFORD SMITH, III



STATE OF ALABAMA

COUNTY OF Bibb§
§
§**GENERAL ACKNOWLEDGMENT**

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 Creel
 Notary Public
 My Commission Expires: 10/3/2026

STATE OF ALABAMA

COUNTY OF Bibb§
§
§**GENERAL ACKNOWLEDGMENT**

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 Creel
 Notary Public
 My Commission Expires: 10/3/2026

STATE OF ALABAMA

§
§
§

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: 10/3/2024

STATE OF ALABAMA

§
§
§

GENERAL ACKNOWLEDGMENT

COUNTY OF Bibb

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: 10/3/2024

STATE OF ALABAMA

§
§
§

GENERAL ACKNOWLEDGMENT

COUNTY OF Bibb

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: 10/3/2024

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, Meka 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 \$ 357,780⁰⁰

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 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 _____

Print Delilah Cole

Unattested _____

Sign Delilah Cole

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/27/2023 01:07:02 PM
\$395.00 PAYGE
20230727000225670

Allen S. Bayl