

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:

Robert E. Jemison

PO Box 838  
69144, AL 35040

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY FIVE AND NO/100 (\$25,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Christopher R. Smitherman, as Personal Representative of The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County Case No. PR-2023-000244** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Robert E. Jemison** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A".**

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

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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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 5<sup>th</sup> day of SEPTEMBER, 2023.

**The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County Case No. PR-2023-000244**

By: \_\_\_\_\_

**Christopher R. Smitherman, Personal Representative**

STATE OF ALABAMA  
SHELBY COUNTY

} SS:

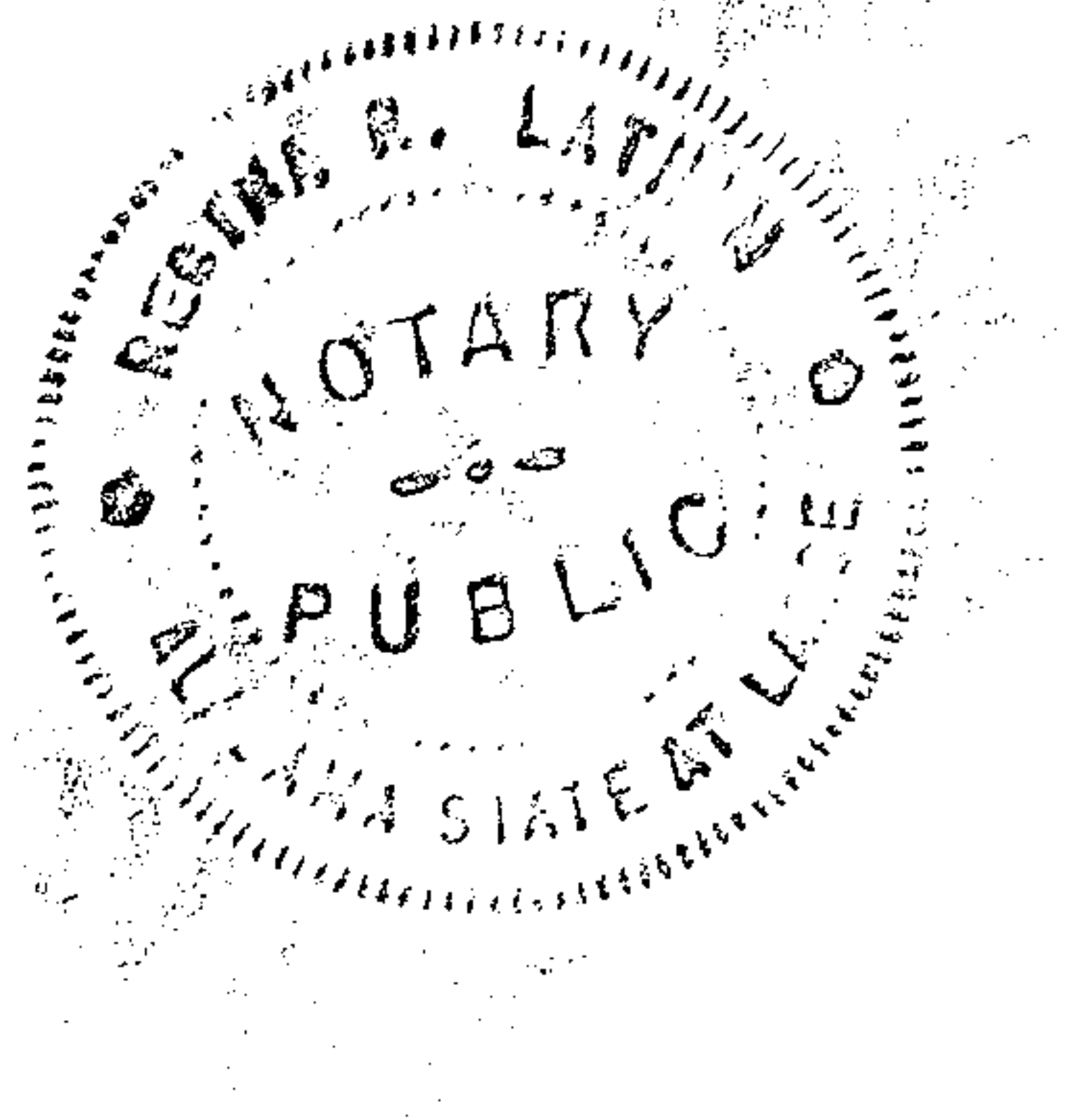
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christopher R. Smitherman, as Personal Representative of **The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County Case No. PR-2023-000244**, who is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5<sup>th</sup> day of SEPTEMBER, 2023.

**Regina R Latham**  
Notary Public

My Commission Expires:

REGINA R LATHAM  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES MAY. 17, 2027



**Exhibit "A"**  
**Property Description**

**PARCEL 1:**

Beginning at a point on Freeman and Mason Base Line, two hundred and seventy feet from the center of the L. & N. railroad track on the west side of railroad track; thence West parallel with said Base Line seventy feet, thence North parallel with said railroad one hundred eighty one feet, thence East parallel with said Base Line seventy feet, thence South to point of beginning, being a lot or parcel of land 70 x 181 feet in the South East quarter of Section 21, Township 22 South, Range 2 West, in the Town of Calera, Alabama, together with all improvements belonging thereto.

**PARCEL 2:**

Lots 6, 7, 8, 9, 10 and 11 Block 71 according to the J. H. Dunstan's map of the town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama.

Also: A part of lot 12 in Block 270 according to Dunstan's Map of Calera, Alabama, more particularly described as follows: Begin at a point on the North boundary of 20th Avenue 203 feet West of the center of the North Main line of L & N Railroad, at Southwest corner of property owned by R.L. Holcombe; thence run North perpendicular with North line of 20th Avenue and along West line of Holcombe property 108 feet; thence run West parallel with North line of 20th Avenue 78 feet more or less; thence run South and parallel with East line of property herein described and along East line of grantors' property a distance of 108 feet to North margin of 20th Avenue; thence run East along North margin of 20th Avenue 78 feet to point of beginning.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-5700

Grantor's Name Christopher R. Smitherman, Personal  
Representative of The Estate of Joseph Benjamin Denham Jr.,  
deceased, Shelby County Case No. PR-2023-000244

Mailing Address 725 West Street  
Montevallo, AL 35115

Property Address 20th Avenue Lot  
Calera, AL 35040

Grantee's Name Robert E. Jemison  
Mailing Address PO Box 838  
Calera, AL 35040

Date of Sale September 5, 2023

Total Purchase Price \$25,000.00

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  
☒ 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 September 5, 2023

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/05/2023 03:30:50 PM  
\$32.00 BRITTANI  
20230905000268760

**Form RT-1**

*Justin Smitherman*