

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

2447 Highway 61
Columbiana AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of One Hundred Five Thousand and 00/100 (\$105,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Bradley Dewayne Cooper, a married person in hand paid by the GRANTEE(S), Tex Smith and Joan G. Smith, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Begin at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East; thence run North along the West line of said $\frac{3}{4}$ $\frac{1}{4}$ for 184.32 feet; thence 90 deg. 08 min. 21 sec. right run Easterly and parallel to the South line of said $\frac{1}{4}$ $\frac{1}{4}$ for 640.78 feet to the Westerly Right-of-Way of Shelby County Highway No. 61; thence 118 deg. 51 min. 08 sec. right and run Southwesterly along said Right-of-Way for 210.44 feet to the South line of said $\frac{3}{4}$ $\frac{3}{4}$; thence 61 deg. 08 min. 52 sec. right run 538.78 feet to the point beginning; being situated in Shelby County, Alabama.

Prior Deed Reference: Book 20190916000338870.

NOTE: Subject to reservations, easements and rights of ways affecting subject property of record, including:

Transmission Line Permit to APC as recorded in Real Book 107 page 193.
Right of Way granted to Shelby County as recorded in Book 164 page 472.

Together with a 1999 Carraig BC227 Mobile Home with Vin No.
CHAL2872A & CHAL3982B.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor,
administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors,
administrators, successors and assigns, covenant with said GRANTEE(S), their heirs,
executor, administrators, successors and assigns, that we are lawfully seized in fee simple
of said premises, that I(we) are free from all encumbrances, that I(we) have a good right
to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors,
administrators, successors and assigns shall, warrant and defend the same to the said
GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all
persons.

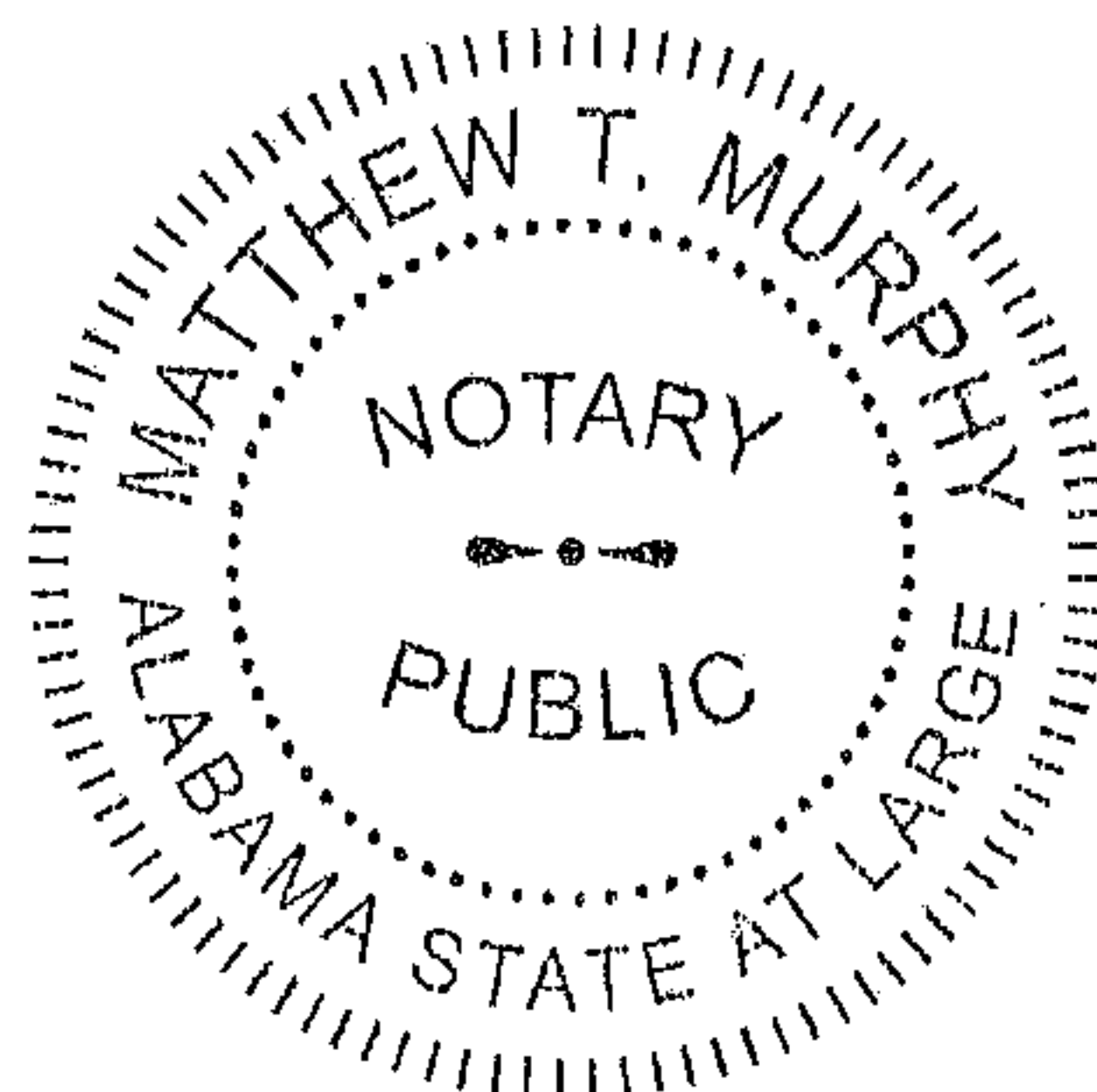
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our)
hand and seal, on this 18th day of September, 2023.

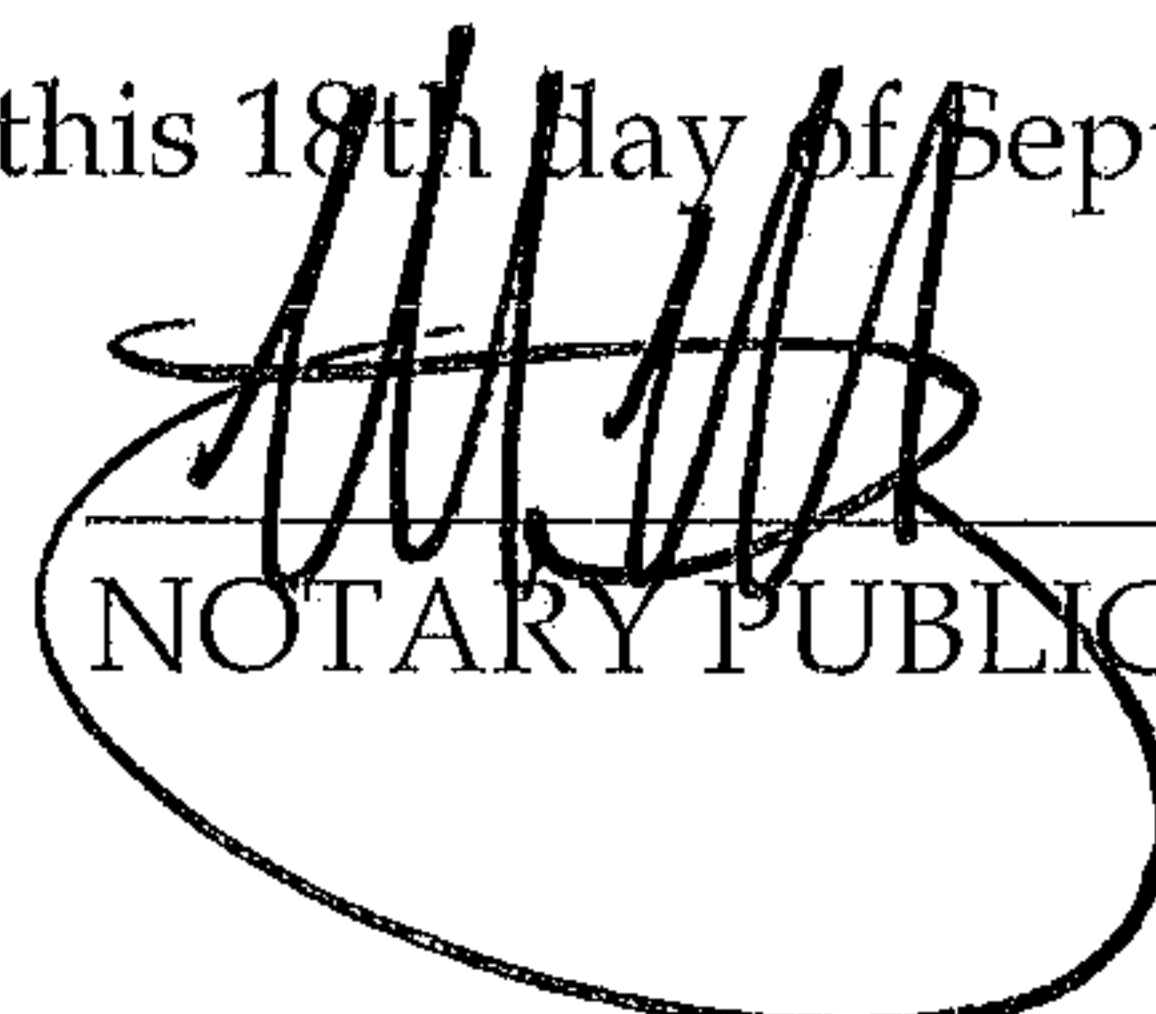

Bradley Dewayne Cooper

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State,
hereby certify that **Bradley Dewayne Cooper** 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, they executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this 18th day of September, 2023.




NOTARY PUBLIC
12-3-25

Address of Grantee:
2447 HWY 61
Columbiana, AL 35051

Address of Grantor:
2447 HWY 61
Columbiana, AL 35051

Property Address:
2447 HWY 61
Columbiana, AL 35051

Real Value: \$105,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/20/2023 01:02:53 PM
\$133.00 BRITTANI
20230920000282050

Allen S. Bayl