

This instrument prepared by:

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Attorneys at Law
Columbiana, Alabama 35051


20231002000293070 1/4 \$37.50
Shelby Cnty Judge of Probate, AL
10/02/2023 09:20:45 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of the estate of Angela Dawn Connell (a/k/a Angie Johnson), deceased, in Case No. PR-2023-000213 in the Probate Court of Shelby County, Alabama, the undersigned Chelsy Smith, married, individually and as personal representative of said estate and Colton Johnson, individually, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Chelsy Smith and Colton Johnson, in their individual capacities (herein referred to as GRANTEE, whether one or more), all right, title, interest, and claim to the following described real property situated in Shelby County, Alabama, to-wit:

Lot 4, according to the survey of Earmond's Place, as recorded in Map Book 28, Page 140, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion previously conveyed to Myra L. Harrell, by deed recorded in Instrument #20030506000279060, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 4 of said Earmond's Place and run thence South 21 degrees 19 minutes 14 seconds West a distance of 146.20 feet to a rebar corner; thence run North 65 degrees 28 minutes 09 seconds West a distance of 195.73 feet to a rebar corner on the Easterly margin of Shelby County Road No. 311 in a curve to the right having a central angle of 02 degrees 57 minutes 34 seconds and a radius of 270.49 feet; thence run Northeasterly along the arc of said curve an arc distance of 13.97 feet to the PT of said curve; thence run North 25 degrees 52 minutes 30 seconds East along said margin of said Road No. 311 a distance of 161.83 feet to a rebar corner; thence run South 56 degrees 14 minutes 12 seconds East along the Southerly margin of an unnamed public road a distance of 185.46 feet to the point of beginning.

LESS AND EXCEPT that portion previously conveyed to Jesse E. Armstrong Sr., by deed recorded in Instrument #20050505000214400, being more particularly described as follows:

A parcel of land lying in the N 1/2 of the SE 1/4 of Section 11, Township 24 North, Range 15 East, being a part of Lot 4, Earmond's Place, as recorded in Map Book 28, Page 140;

Shelby County, AL 10/02/2023
State of Alabama
Deed Tax: \$3.50



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Start at the Northeast corner of said Lot 4, Earmond's Place and run thence South 21 degrees 19 minutes 14 seconds West a distance of 146.20 feet to a rebar corner being the point of beginning of said property; thence continue along same course 323.0 feet (being on the East side of said Lot 4); thence run North 88 degrees 0 minutes West a distance of 315.0 feet, more or less, to the Easterly margin of Shelby County Road No. 311; thence run Northeasterly along said road 321.0 feet, more or less, to a set rebar corner (being the SW corner of the property described in Instrument #20030506000279060; thence South 65 degrees 25 minutes 09 seconds East a distance of 195.73 feet to a rebar corner back to the point of beginning.

The above described property is not the homestead of the GRANTOR or his/her spouse.

TO HAVE AND TO HOLD to the said Grantees, Chelsy Smith and Colton Johnson, their heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S HAND AND SEAL THIS 20 DAY OF September, 2023.


Chelsy Smith, personal representative


Chelsy Smith, individually

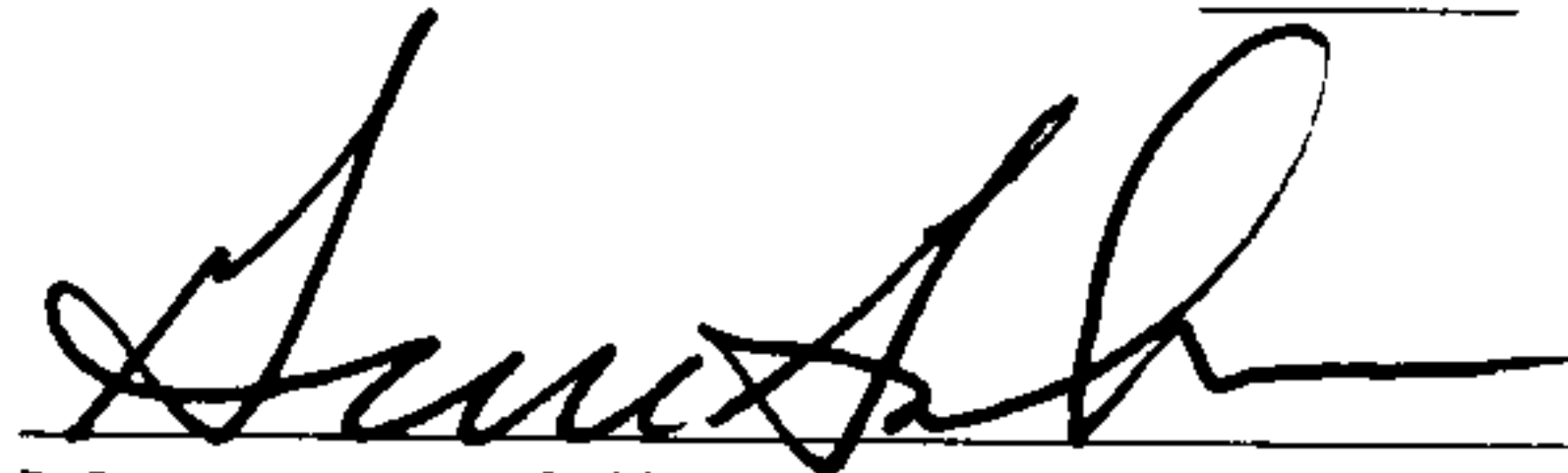

Colton Johnson, individually

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SHELBY COUNTY)


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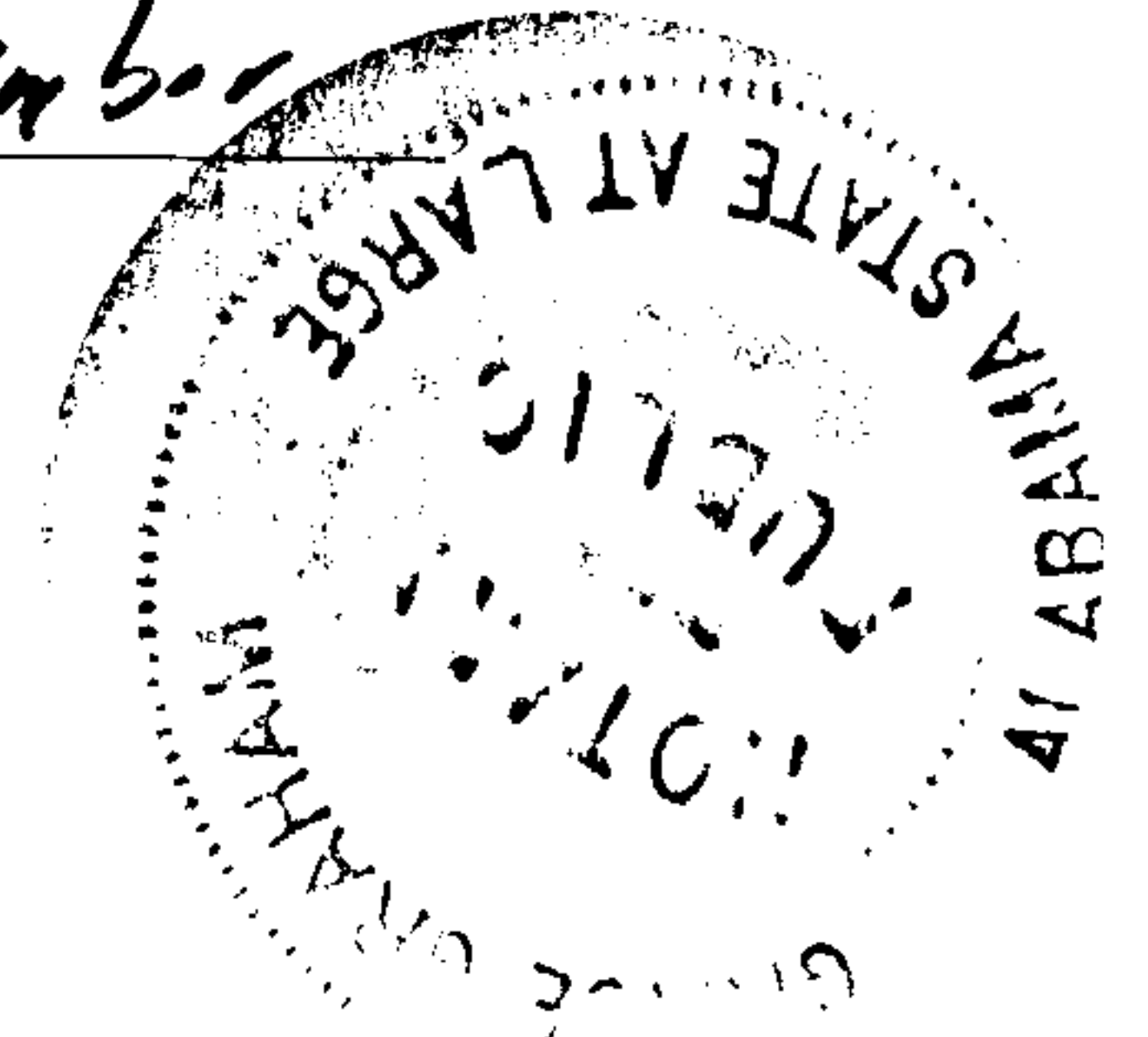
I, the undersigned, a notary public in and for said County, in said State, hereby certify that Chelsy Smith, whose name as Personal Representative of the Estate of Angela Dawn Connell, deceased, and individually, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September, 2023.



Notary Public

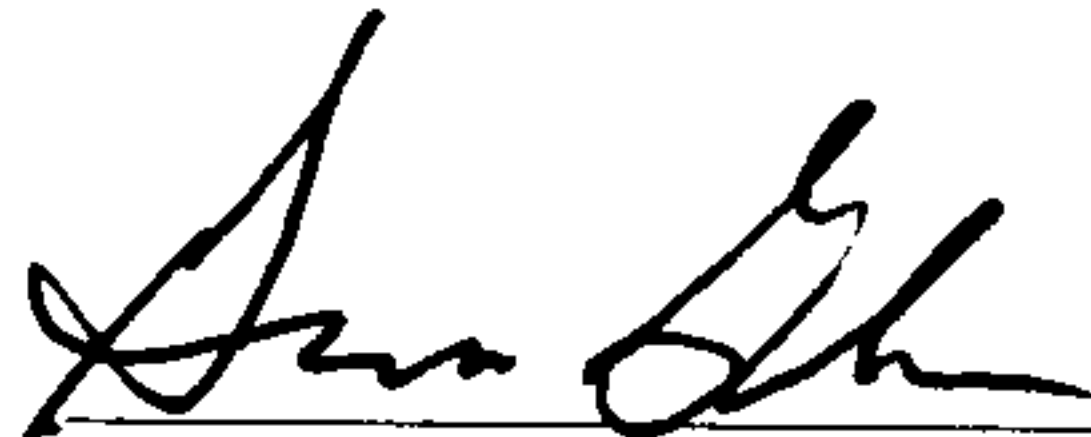
My commission Expires: 7/12/2027



STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Colton Johnson, individually, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September, 2023.



Notary Public

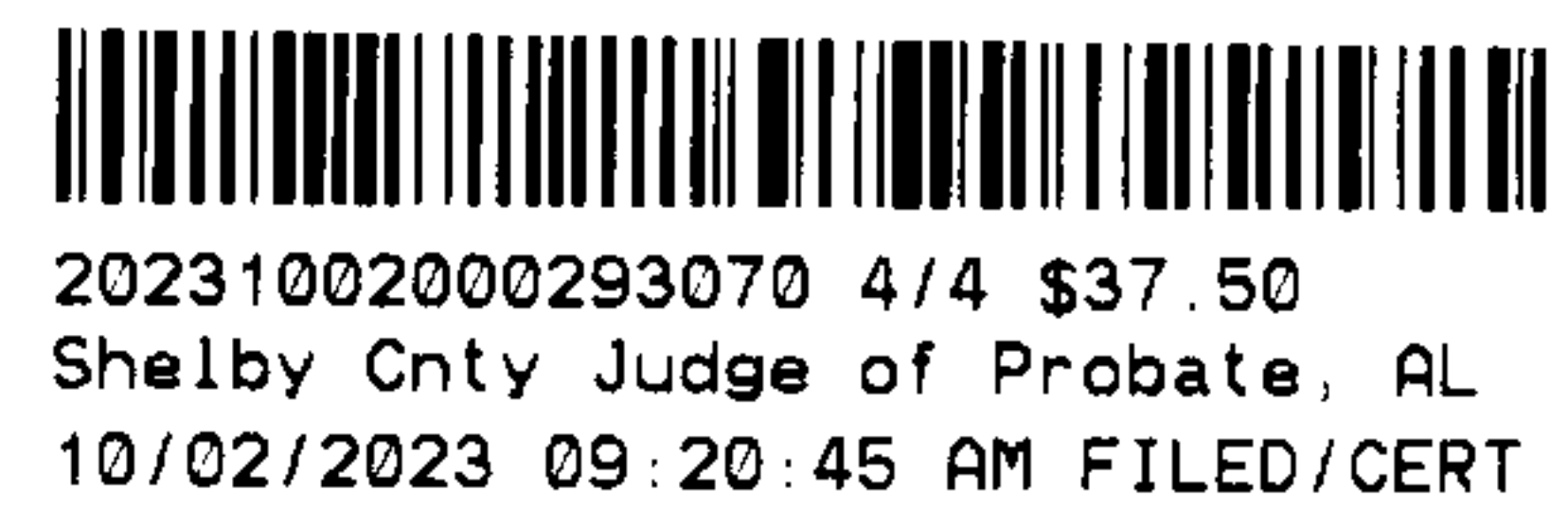
My commission Expires: 7/12/2027



Real Estate Sales Validation Form

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

Grantor's Name Chelsy Smith as Pers. Grantee's Name Chelsy Smith Colton
Mailing Address Rep. of Angela Dawn Mailing Address Johnson
Connell Estate
695 Hwy 55, Wilsonville, AL 35186
695 Hwy 55, Wilsonville, AL 35186
Property Address 01 Spring Creek R-1 Date of Sale 9-20-23
Earmonds Place Total Purchase Price \$ 3,040
Lot 4 or
Actual Value \$ 3,040
or
Assessor's Market Value \$ 3,040



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 Property Tax Assessment
☐ 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 10/2/23

Print Grace Graham

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1