



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Margaret R. Glasgow

(Address) 245 Scotts Trace Helena, Al. 35022



20231002000293340 1/4 \$472.50
Shelby Cnty Judge of Probate, AL
10/02/2023 10:52:11 AM FILED/CERT

WARRANTY DEED TIC

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Dollars (\$50.00) and Love and Affection

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I ~~or we~~,

Margaret R. Glasgow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Margaret R. Glasgow

Lynn Glasgow Smith, Joanna Glasgow Campant William Kevin Glasgow

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Tract 4 A and Tract 5 - See attached Legal Description
245 Scotts Trace Helena, Alabama 35022

Mineral and Mining Rights excepted.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

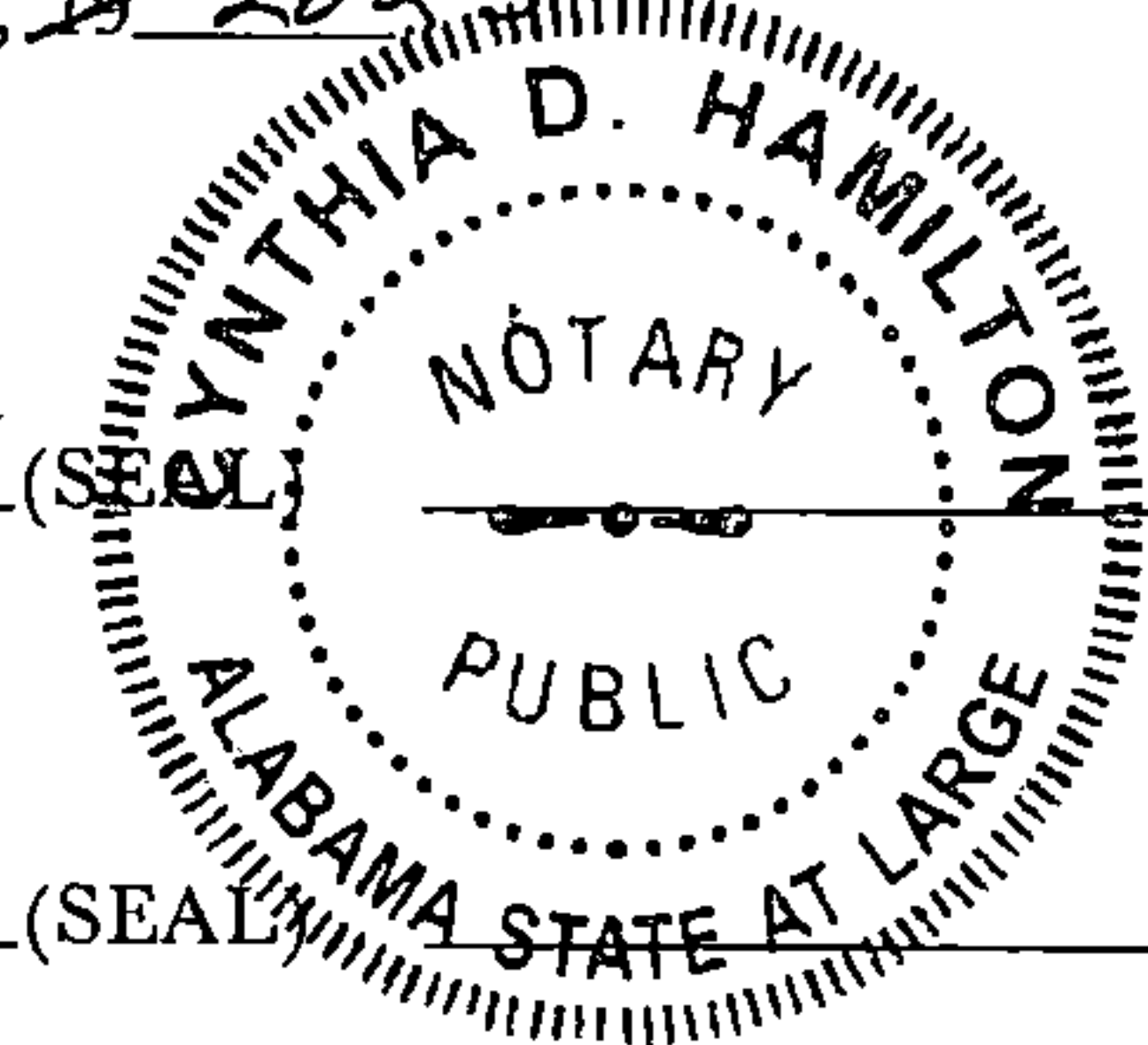
And I (~~we~~) do, for myself (~~ourselves~~) and for my (~~our~~) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (~~we are~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (~~we~~) have a good right to sell and convey the same as aforesaid; that I (~~we~~) will, and my (~~our~~) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (~~we~~) have hereunto set my (~~our~~) hand(s) and seal(s) this 15th

day of June, 19 2023

MY COMMISSION EXPIRES 07-17-2024

Margaret R. Glasgow



(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby COUNTY }

General Acknowledgment

I,
in said State, hereby certify that

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of JUNE A.D. 2023

Shelby County, AL 10/02/2023
State of Alabama
Deed Tax: \$439.50

Cynthia D Hamilton


Notary Public

DESCRIPTION TRACT 4A

COMMENCE AT THE SW CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN N 89-18'08" E, ALONG THE SOUTH LINE OF SAID ¼-1/4, FOR 453.95' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE, FOR 275.03'; THENCE RUN N 1-28'30" W FOR 294.56'; THENCE RUN S 57-37'10" W FOR 46.95'; THENCE RUN N 32-22'50" W FOR 68.65'; THENCE RUN S 59-00'05" W FOR 37.15'; THENCE RUN S 36-17'24" E FOR 118.99'; THENCE RUN S 12-11'24" W FOR 66.00'; THENCE RUN S 74-19'57" W FOR 38.39'; THENCE RUN S 4-56'23" E FOR 124.87' TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES AND SUBJECT TO A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES.

DESCRIPTION TRACT 5

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TWP 20 SOUTH RANGE 4 WEST; THENCE RUN N 89-18'08" E ALONG THE SOUTH LINE OF OF SAID 1/4-1/4 FOR 375.59' TO THE POINT OF BEGINNING; THENCE RUN N 35-10'58" W FOR 229.71'; THENCE RUN N 59-00'05" E FOR 210.50'; THENCE RUN S 36-17'24" E FOR 118.99'; THENCE RUN S 12-11'24" W FOR 66.00'; THENCE RUN S 74-19'57" W FOR 38.39';


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THENCE RUN S 4-56'23" E FOR 124.87' TO A POINT ON THE SOUTH LINE OF SAID 1/4-1/4; THENCE RUN S 89-18'08" W ALONG SAID SOUTH LINE FOR 78.36' TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHTS OF WAYS AND EASEMENTS OF RECORD.

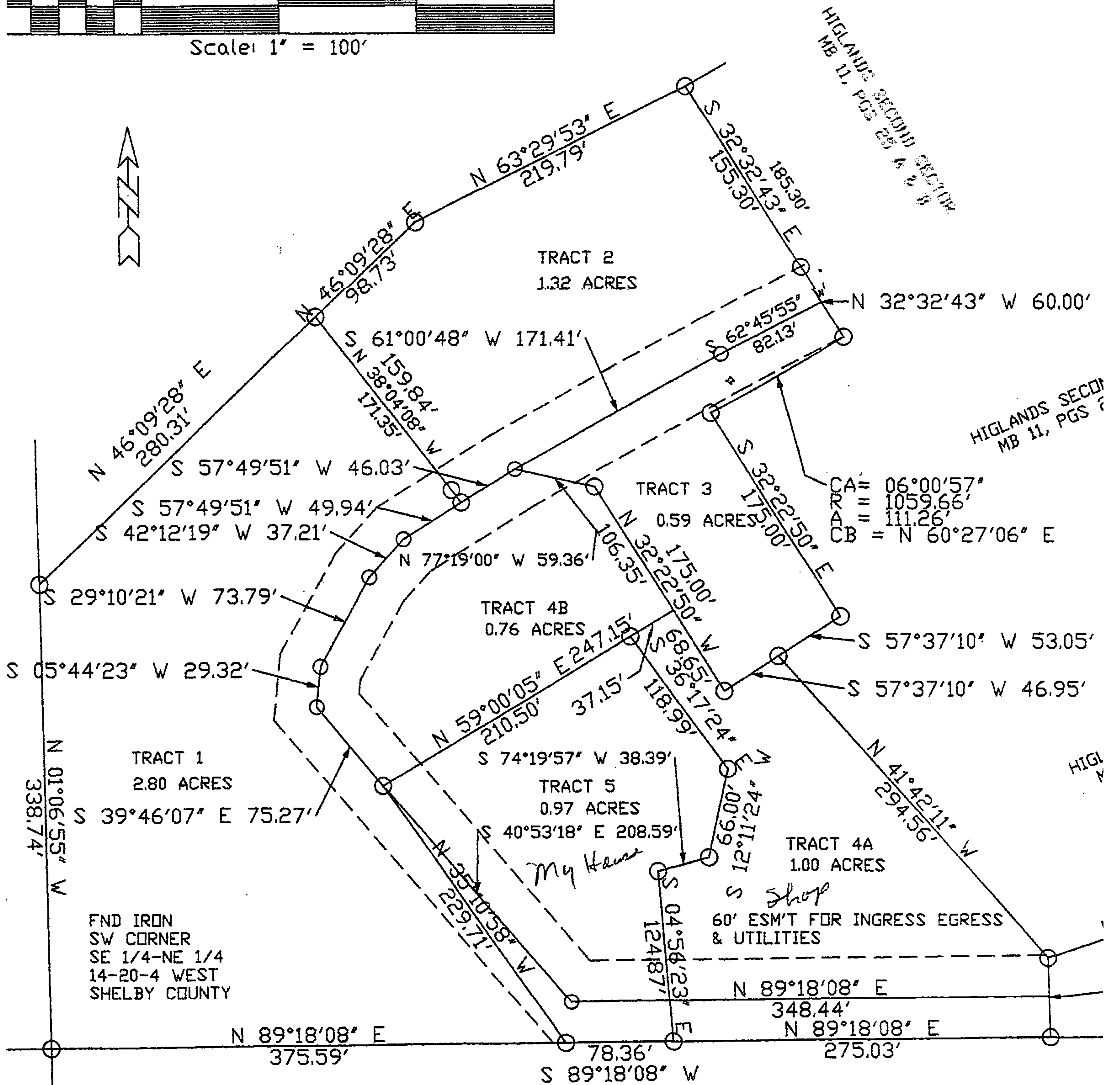
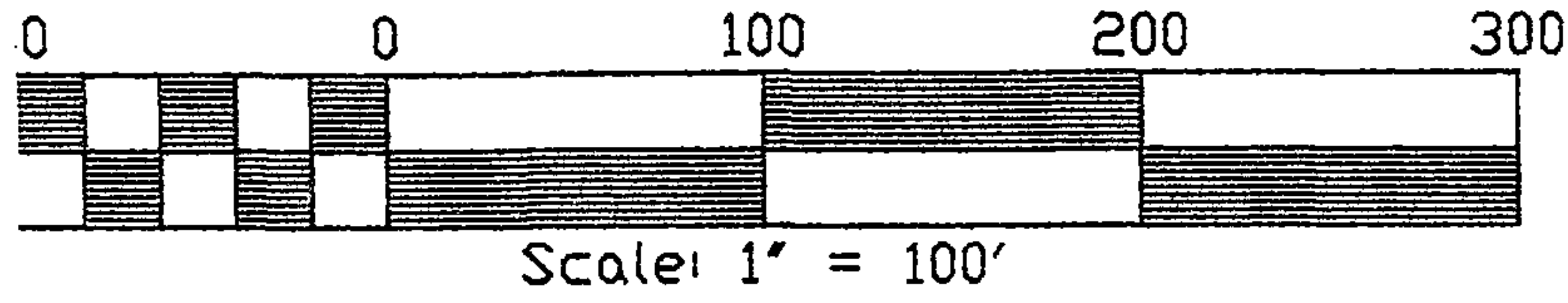
DESCRIPTION 60' EASEMENT FOR INGRESS, EGRESS & UTILITIES TO SERVE TRACTS 1 THRU 6

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TWP 20 SOUTH RANGE 4 WEST; THENCE RUN N 01-06'55" W ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 338.74'; THENCE RUN N 46-09'28" E FOR 280.31'; THENCE RUN N 46-09'28" E FOR 98.73'; THENCE RUN N 63-29'53" E FOR 219.79'; THENCE RUN S 32-32'43" E FOR 185.30' TO A POINT IN THE CENTERLINE OF A 60' EASEMENT SAID POINT BEING THE POINT OF BEGINNING OF A 60 FOOT EASEMENT LYING 30 FEET ON EITHER SIDE OF FOLLOWING DESCRIBED CENTERLINE; THENCE RUN S 62-45'55" W FOR 82.13'; THENCE RUN S 61-00'48" W FOR 171.41'; THENCE RUN S 57-49'51" W FOR 49.94'; THENCE RUN S 42-12'19" W FOR 37.21'; THENCE RUN S 29-10'21" W FOR 73.79'; THENCE RUN S 5-44'23" W FOR 29.32'; THENCE RUN S 39-46'07" E FOR 75.27'; THENCE RUN S 40-53'18" E FOR 208.59' TO A POINT 30' NORTH OF THE SOUTH LINE OF SAID 1/4-1/4; THENCE RUN N 89-18'08" E 30' NORTH OF AND PARALLEL TO SAID SOUTH 1/4-1/4 FOR 348.44' TO THE END OF SAID EASEMENT.



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File Name: c:\Jobs\12166\12166.dwg



Real Estate Sales Validation Form

20231002000293340 4/4 \$472.50
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Margaret R. Glasgow
Mailing Address 245 Scotts Trace
Helena, AL 35022

Grantee's Name Lyn B. Smith, Jason R.
Mailing Address Camp, William R. Glasgow

Property Address 245 Scotts Trace
Helena, AL 35022

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 439,290

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 10/2/23

Print MARGARET R. GLASGOW

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1