


This Instrument was prepared without the benefit of title or survey by:
Joshua D. Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Suzanne S. Wannamuehler
7015 Paradise Court
Bessemer, AL 35022

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20231024000313690 1/3 \$183.00
Shelby Cnty Judge of Probate, AL
10/24/2023 02:47:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND NO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, *Fannie Mae Smith, a single woman, (herein referred to as Grantors)* grant, bargain, sell and convey unto *Suzanne S. Wannamuehler (herein referred to as Grantees)*, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS INCORPATED BY REFERENCE AS IF FULLY SET OUT HEREIN

THE GRANTOR HEREIN DOES SPECIFICALLY RETAIN A LIFE ESTATE IN AND TO THE ABOVE-DESCRIBED REAL ESTATE, FOR AND DURING HER LIFE.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record

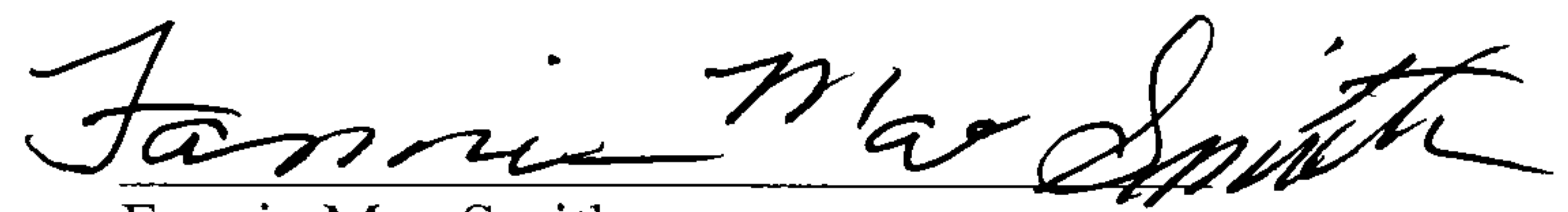
Grantor herein is the surviving spouse of Wiley R. Smith, having died on January 5, 2020.

The above-described property does constitute the homestead of the Grantor.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12TH day of July, 2023.

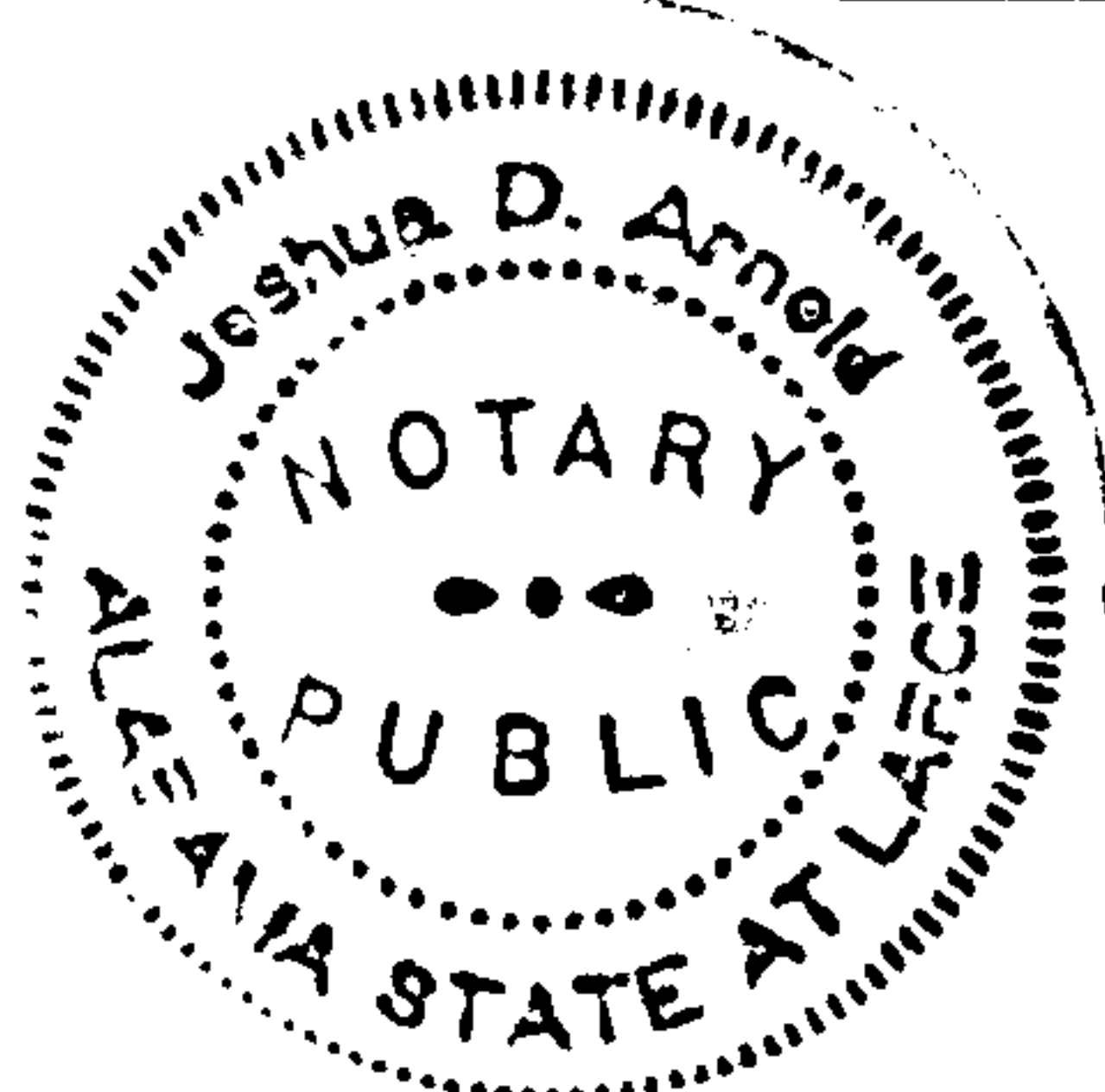

Fannie Mae Smith

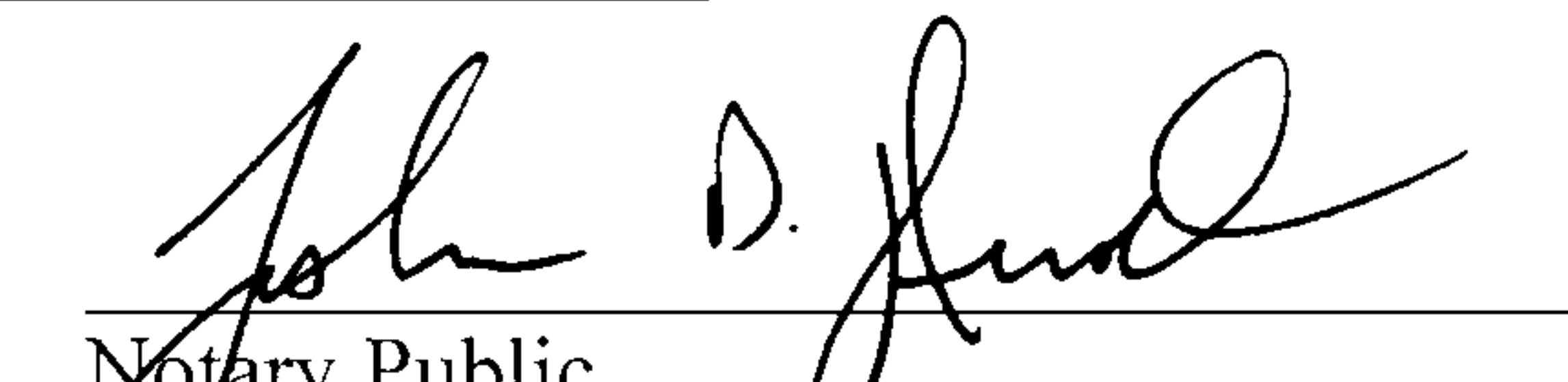
Shelby County, AL 10/24/2023
State of Alabama
Deed Tax: \$155.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Fannie Mae Smith*, whose name 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12TH day of July, 2023.




Notary Public
My Commission Expires: 01-19-2027



20231024000313690 2/3 \$183.00
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EXHIBIT "A"

A parcel of land situated in the Southeast quarter of the Southeast quarter of Section 7, Township 21 South, Range 2 East of the Huntsville Principal Meridian, in Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of the Southeast quarter of the Southeast quarter of Section 7, Township 21 South, Range 2 East and run North along the East line of said quarter-quarter section for a distance of 311.00 feet to the point of beginning; thence continue North along last described course for a distance of 65.40 feet; thence $28^{\circ} 33'$ Left and in a Northwesterly direction for a distance of 126.38 feet; thence $77^{\circ} 08' 42''$ left and in a Southwesterly direction for a distance of 238.56 feet to a point in the center of Shoals Road; thence $78^{\circ} 22' 48''$ left and in a Southerly direction along the center of Shoals Road for a distance of 112.16 feet; thence $85^{\circ} 55' 30''$ left and in a Easterly direction for a distance of 282.10 feet to the point of beginning. Containing 39,957 square feet = 0.917 acres, more or less. Except that part of the above described property lying within the right-of-way of Shoals Road. Subject to easements, rights-of-ways and restrictions of record.

ALSO:

A parcel of land situated in the Southeast quarter of the Southeast quarter of Section 7, Township 21 South, Range 2 East and in the Southwest quarter of the Southwest quarter of Section 8, Township 21 South, Range 2 East of the Huntsville Principal Meridian, in Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of the Southwest quarter of the Southwest quarter of Section 8, Township 21 South, Range 2 East and run North along the West line of said quarter-quarter section for a distance of 311.00 feet; thence $90^{\circ} 00'$ right and in a Easterly direction for a distance of 69 feet, more or less, to the water line of the Coosa River, said point being the point of beginning; thence reverse last described course and run in a westerly direction for a distance of 69 feet, more or less, to a point on the West line of said quarter-quarter section; thence $90^{\circ} 00'$ right and in Northerly direction along the West line of said quarter-quarter section for a distance of 65.40 feet; thence $28^{\circ} 33'$ left and in a Northwesterly direction for a distance of 32 feet, more or less, to a point on the water line of the Coosa River; thence Southeasterly to Southerly along the meanderings of the water line of the Coosa River for a distance of 135 feet, more or less, to the point of beginning. Containing 0.09 acres, more or less. Subject to easements, and restrictions of record.

According to survey of Sydney H. Keel, Registered Land Surveyor, dated May 4, 1987.



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Real Estate Sales Validation Form

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

Grantor's Name Fannie Mae Smith
Mailing Address 2580 Hebb Road
Wilsonville, AL 35186

Grantee's Name Suzanne S. Wannamuehler
Mailing Address 7015 Paradise Court
Bessemer, AL 35022

Property Address 2580 Hebb Road
Wilsonville, AL 35186

Date of Sale 7/12/2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 154,660

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 07/12/2023

Print Joseph D. Arnolds

Unattested

(verified by)

Sign

(Granter/Grantee/Owner/Agent) circle one