



20231214000360310 1/4 \$313.50
Shelby Cnty Judge of Probate, AL
12/14/2023 03:16:34 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Smith Family Asset Management Trust
P.O. Box 39
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **Donald Carl Smith and Cheryl Cook Smith, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Donald Carl Smith and Cheryl Cook Smith, as Co-Trustees of the Smith Family Asset Management Trust dated 14 December, 2023**, hereinafter known as the GRANTEE;

PARCEL III: (Farm)

The Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 15, Township 21 South, Range 1 East, being situated in Shelby County, Alabama.

ALSO:

The South Half of the Southeast Quarter of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama, LESS & EXCEPT the following:

Starting at the Southeast corner of Section 15, Township 21 South, Range 1 East, and going North on the East boundary line of said Section 15, for a distance of 260 feet to the Point of Beginning; Thence left 88 degrees 17 minutes for a distance of 435.6 feet; Thence right 88 degrees 17 minutes for a distance of 500 feet; Thence right 91 degrees 43 minutes for a distance of 435.6 feet to a point on the East section line; Thence South 88 degrees 17 minutes for a distance of 500 feet to the Point of Beginning.

PARCEL IV: (Farm)

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 15, Township 21 South, Range 1 East; Thence run West along the South line thereof 290.56 feet; thence 88 degrees 49 minutes 28 seconds right, run Northerly 50.95 feet to the North right of way line of Shelby County Highway 30, and the Point of Beginning; Thence continue along the last described course 357.36 feet; Thence 0 degrees 38 minutes 59

Shelby County, AL 12/14/2023
State of Alabama
Deed Tax: \$281.50



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seconds right and run 233.64 feet; Thence 72 degrees 46 minutes 05 seconds left run Northwesterly 279.70 feet; Thence 94 degrees 49 minutes 02 seconds left run Southerly 680.95 feet to the said North line of said County road; Thence 101 degrees 12 minutes 24 seconds left run Easterly 417.69 feet to the Point of Beginning.


Subject to any and all easements, rights of way and restrictions of record.


The legal description was provided by the GRANTOR and was taken from that certain instrument recorded as Instruments # 1997-01573 & 1997-01574, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 14 Day of Dec, 2023.


Donald Carl Smith
GRANTOR


Cheryl Cook Smith
GRANTOR



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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Donald Carl Smith and Cheryl Cook Smith, a married couple*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 14 Day of
Dec., 2023.

NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Donald Smith & Cheryl Smith
POB 39
Wilsonville, AL 35786

Grantee's Name
Mailing Address

Smith Family Trust
POB 39
Wilsonville, AL 35786

Property Address

4575 W. RD. 30
Wilsonville, AL 35786

Date of Sale

12/14/23

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

281,350

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 TAX RECORDS

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 any.

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 12/14/23

Unattested

(verified by)

Print

Donald C. Smith

Sign

Donald C. Smith

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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