

*This instrument was prepared by:*  
Thomas G. Owings  
Owings Law Firm, LLC  
1186 University Way, Suite D  
Brent, AL 35034  
(205)926-7790

*Send Tax Notice To:*  
Paul B. Smith and  
Patricia L. Smith  
4265 Hwy 18  
Montevallo, AL 35115

*State of Alabama*                    §  
   §  
*Shelby County*                    §                    *Warranty Deed*  
   §                    *Joint Tenants with Right of Survivorship*

*Know All Men By These Presents:*

That in consideration of **One Hundred Sixty-Thousand and NO/100 Dollars (\$160,000.00)**, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Wanda Diane Miller, formerly known as Wanda Diane Galloway, a married woman, whose address is 7880 Highway 155, Montevallo, AL 35115, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto Paul B. Smith and wife, Patricia L. Smith, whose address is 4265 Hwy 18, Montevallo, AL 35115, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within Shelby County, Alabama, to-wit:**

**Begin at the SE corner of the SW 1/4 of the NW 1/4 of Section 7, Township 24 North, Range 13 East and run westerly along the south side of the said quarter- quarter for 666.34 feet to the point of beginning. Then continue along the last described course for 358.30 feet to a point on the northeast Right of Way of State Highway No. 155, then turn an angle of 128 deg. 59 min. 07 sec. to the left and run southeasterly along the said R.O.W. for 385.84 feet to an existing iron on a fence line, then turn an angle of 51 deg. 06 min. 46 sec. to the left and run easterly along a fence for 777.88 feet to an existing iron at a fence corner, then turn an angle of 89 deg. 07 min. 50 sec. to the left and run northerly along a fence for 298.62 feet to the SE corner of the said SW 1/4 of the NW 1/4, then turn an angle of 0 deg. 25 min. 59 sec. to the left and run northerly along a fence for 634.73 feet to an existing iron on the south Right of Way of Shelby County Road No. 18, said R.O.W. being curved with a radius of 1537.52 feet, then turn an angle to the left and run northwesterly along the said R.O.W. through a central angle of 14 deg. 56 min. 37 sec. for 401.01 feet to the end of said curve (angle to the 399.88 feet chord of 74 deg. 39 min. 22 sec. left), then turn an angle from the said chord of 7 deg. 28 min. 19 to the right and run northwesterly along the said R.O.W. for 345.36 feet to an existing iron at a fence corner, then turn an angle of 115 deg. 16 min. 08 sec. to the left and run southerly along a fence for 879.22 feet back to the point of beginning.**

**The above-described parcel contains 17.45 acres and is subject to the easements, rights of ways, and restrictions of record.**

**SOURCE OF TITLE: Instrument #1995-32322**

**Grantor hereby certifies that the property herein being conveyed is not Grantor's homestead or her spouse.**

**ADDRESS OF PROPERTY:**

7880 Hwy 155  
Montevallo, AL 35115



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/05/2024 01:31:43 PM  
\$185.00 JOANN  
20240305000060070

*Allen S. Byrd*

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

**TO HAVE AND TO HOLD** unto said Grantees, as joint tenants, with right of survivorship, their heirs, successors, 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 survives the other, the entire interest in fee simple shall pass to the surviving Grantee.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5<sup>th</sup> day of MARCH, 2024.

*Wanda Diane Miller* (Seal)  
WANDA DIANE MILLER, f/k/a  
WANDA DIANE GALLOWAY

STATE OF ALABAMA

COUNTY OF Bibb

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§  
§

**GENERAL ACKNOWLEDGMENT**

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda Diane Miller f/k/a Wanda Diane Galloway, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed same voluntarily as her own act on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of MARCH, 2024.

*Delilah Cole*  
Notary Public  
My Commission Expires: 1/19/2027

