

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
SHELBY COUNTY)

Send Tax Notice to:
William O. Smith
2280 Tanglewood Brook Lane
Birmingham, Alabama 35243-2170

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

**WILLIAM O. SMITH, OR ANY SUCCESSOR(S), AS TRUSTEE OF THE
GALE T. SMITH 2012 IRREVOCABLE TRUST DATED DECEMBER 26, 2012,**
whose mailing address is **2280 Tanglewood Brook Lane, Birmingham, Alabama 35243-2170**,
(hereinafter referred to as "Grantor"), in hand paid by

WILLIAM O. SMITH, a single man,
whose mailing address is **2280 Tanglewood Brook Lane, Birmingham, Alabama 35243-2170**,
(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee all of the Grantor's undivided one-half (1/2) interest in and to the following described real property situated in Shelby County, Alabama (and having an aggregate **Assessor's Market Value for the undivided 1/2 interest conveyed hereby of \$291,010.00**), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION
AND REAL ESTATE SALES VALIDATION INFORMATION**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Riparian and other rights created by the fact that subject property fronts on Smyer Lake also known as Great Pine Lake.
3. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under any of said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded

easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; all recorded or unrecorded leases affecting any of said real property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of any of said real property.

TO HAVE AND TO HOLD to the said Grantee, and his heirs, personal representatives and assigns, in fee simple forever.

NOTE: The real property in which the Grantor's undivided interest is conveyed hereby is NOT any part of the homestead of the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal on this the 5th day of March, 2024.

"Grantor"

William O. Smith

William O. Smith, Trustee of the Gale T. Smith
2012 Irrevocable Trust dated December 26, 2012

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William O. Smith, whose name is signed to the foregoing conveyance as Trustee and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily in such capacity on the day the same bears date.

GIVEN under my hand and seal, this the 5th day of March, 2024.

[NOTARIAL SEAL]

Elyse Hinkle Agee

Notary Public

My Commission Expires _____ MY COMMISSION EXPIRES JUNE 23, 2024

This document prepared by:

Howard Neiswender, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

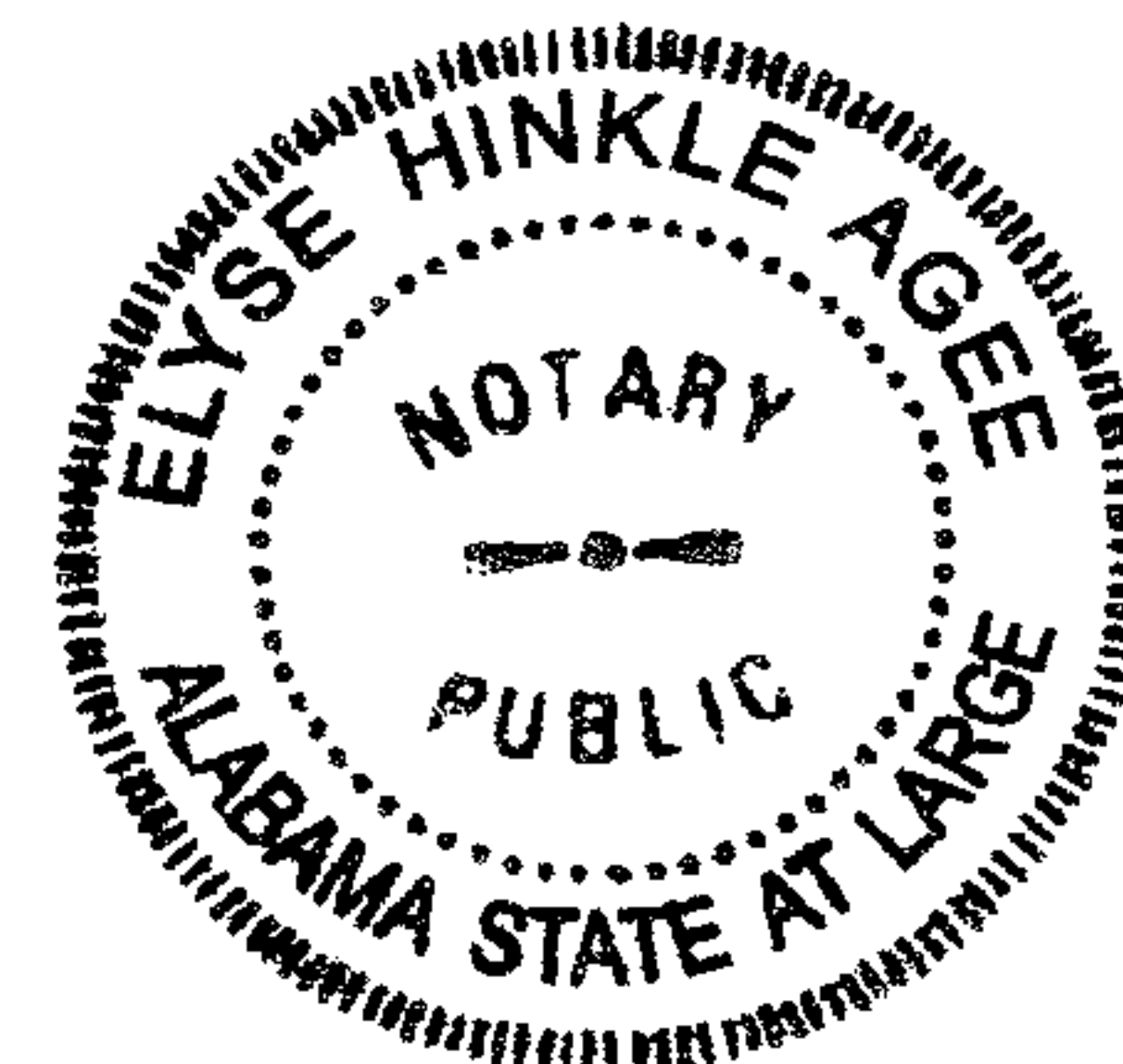


EXHIBIT "A"**LEGAL DESCRIPTION
AND REAL ESTATE SALES VALIDATION INFORMATION**

The following described real property situated in Shelby County, Alabama [having an **Assessor's Market Value for the Grantor's undivided one-half (1/2) interest being conveyed hereby of \$291,010.00 (1/2 of \$582,020.00)**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel ID #03 6 24 0 000 033.001), and having a **property address of Smyer Lake Road, Leeds, Alabama 35094**]:

Parcel I:

Lot 26, Mountain View Lake Company, 2nd Sector, as recorded in Map Book 3, Page 150.

Parcel II:

Part of Lot 25, Mountain View Lake Company, 2nd Sector, as recorded in Map Volume 3, Page 150, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of Lot 25, of said Mountain View Lake Company, 2nd Sector, run in an Easterly direction along the North line of said Lot 25, and also being the South line of Lot 26, of said subdivision for a distance of 222 feet more or less to a point on the west edge of the Lake and being the Northeast corner of said Lot 25, and being the southeast corner of said Lot 26, and being the point of beginning; thence turn an angle to the right of 180 degrees and run in a westerly direction along the north line of said Lot 25 for a distance of 222 feet more or less to the northwest corner of said Lot 25 and being marked by an existing old iron rebar; thence turn an angle to the left of 99 degrees, 03 minutes 36 seconds and run in a southerly direction along the west line of said Lot 25 and along the east right of way line of Smyer Lake Road for a distance of 75.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 87 degrees, 48 minutes, 46 seconds and run in an easterly direction for a distance of 231 feet, more or less to a point on the east line of Lot 25, and being the west line of the existing lake; thence turn an angle to the left and run in a northerly direction along the east line of said Lot 25 and the west line of the Lake for a distance of 50 feet, more or less to the point of beginning.

(Source of Title: Instrument #1999-15107)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2024 08:04:13 AM
\$319.50 PAYGE
20240306000060410

Allen S. Bayl