

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
J&J Properties LLC
136 Mulberry Lane
Shelby, AL 35143

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Scott Smitherman, as Personal Representative of the Estate of William J. Smitherman, deceased, Shelby County, Alabama Probate Case No. PR-2024-000147** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **J&J Properties LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A lot or tract of land situated in the Town of Montevallo, Alabama, more particularly described as follows: Begin at a point where the Westerly margin of the right of way of the Montevallo-Siluria Paved road intersects the Southerly margin of Nabors Street and go thence in a Westerly direction along the Southerly margin of Nabors Street 177 feet to the point of beginning of the property herein described; thence continue in a Westerly direction along the Southerly margin of Nabors Street 75 feet; thence in a Southerly direction and perpendicular to Nabors Street 150 feet; thence in an Easterly direction and parallel with Nabors Street 75 feet; thence in a Northerly direction and perpendicular to Nabors Street 150 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free

and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

William J. Smitherman was one and the same person as William Joseph Smitherman, the grantee in that certain warranty deed recorded in Instrument No. 20200410000140400 in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 9th day of April, 2024.

The Estate of William J. Smitherman, deceased, Shelby County, Alabama Probate Case No. PR-2024-000147

X By: [Signature]
Scott Smitherman, Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

} ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Scott Smitherman, as Personal Representative of **The Estate of William J. Smitherman, deceased, Shelby County, Alabama Probate Case No. PR-2024-000147**, who is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of April, 2024.

[Signature]
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025



20240409000101600 3/3 \$158.00
Shelby Cnty Judge of Probate, AL
04/09/2024 11:40:35 AM FILED/CERT

Real Estate Sales Validation Form

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

File#: E-6481

Grantor's Name Scott Smitherman, Personal Representative of
The Estate of William J. Smitherman, deceased, Shelby County,
Alabama Probate Case No. PR-2024-000147

Mailing Address 117 North Highland Drive
Columbiana, AL 35051

Property Address 1402 Nabors Street
Montevallo, AL 35115

Grantee's Name J&J Properties LLC
Mailing Address 136 Mulberry Lane
Shelby, AL 35143

Date of Sale April 9, 2024

Total Purchase Price \$130,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

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

 X 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 April 9, 2024

Print: Justin Smitherman

 Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1