

**This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
394 Canyon Park Drive
Pelham, AL 35124**

**(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney) Source of title
20210308000114440 Shelby County Judge
of Probate, AL on 03/08/2021. Also
Instrument # 2021026404 filed on 3/8/2021
in the office of the Judge of Probate
Jefferson County, Alabama**

WARRANTY DEED-JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)



20240410000102440 1/6 \$273.00
Shelby Cnty Judge of Probate, AL
04/10/2024 09:54:21 AM FILED/CERT

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid, love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Roger Smith, Jr., a married man, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey, and warrant unto myself, Roger Smith, Jr., and my wife, Sonjia Dawn Smith, as joint tenants with right of survivorship, hereinafter referred to as GRANTEES, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described property is situated in both Shelby County, Alabama and Jefferson County, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right

Shelby County, AL 04/10/2024
State of Alabama
Deed Tax: \$236.00

of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they 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 against the lawful claims of all persons..

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 18th day of March, 2021.

Roger Smith, Jr. (L.S.)
Roger Smith, Jr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Roger Smith, Jr., a married man, 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of March, 2021.

Elizabeth A. Kelly
Notary Public

My Commission Expires
May 22, 2022

Send tax notice to:
Roger Smith, Jr. and Sonjia Dawn Smith
39 Ferrell Drive
Bessemer, AL 35022

EXHIBIT A

Two parcels of land located in the Southeast Quarter of Section 12 Township 20 South, Range 4 East, Jefferson and Shelby County, Alabama, more particularly described as follows:

PARCEL I

Commence at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 12; thence run South 88° 46' 30" West (an assumed bearing) along the North line of said Quarter-Quarter section for a distance of 815.65 feet to an iron pin found with Perry cap at the Point of Beginning; thence run South 00° 00' 00" East for a distance of 284.66 feet to a PK nail found in a rock; thence run North 83° 32' 21" East for a distance of 84.00 feet to an iron pin set with SSI cap; thence run North 03° 22' 36" East for a distance of 348.57 feet to an iron pin set with SSI cap; thence run South 89° 11' 43" West for a distance of 272.51 feet to an 1/2" rebar found; thence run South 00° 00' 35" East for a distance of 72.53 feet to an iron pin found with Perry cap; thence run North 88° 46' 30" East for a distance of 168.51 feet to the Point of Beginning. Said PARCEL I containing 1.034 acres more or less.

PARCEL II

Commence at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 12; thence run South 88° 46' 30" West (an assumed bearing) along the North line of said Quarter-Quarter section for a distance of 815.65 feet to an iron pin found with Perry cap; thence run South 00° 00' 00" East for a distance of 284.66 feet to a PK nail found in a rock; thence run North 83° 32' 21" East for a distance of 84.00 feet to an iron pin set with SSI cap; thence run North 03° 22' 36" East for a distance of 348.57 feet to an iron pin set with SSI cap; thence run South 89° 11' 43" West for a distance of 272.51 feet to an 1/2" rebar found at the Point of Beginning; thence continue South 89° 11' 43" West for a distance of 113.43 feet to a bent iron pin found with cap on a curve to the right having a central angle of 2° 37' 00" and a radius of 1664.72 feet; thence run in a Southeasterly direction along the arc of said curve for a distance

of 76.02 feet to an iron pin set with SSI cap; thence run South 88° 46' 30" West for a distance of 16.76 feet to an iron pin set with SSI cap on the East Right-of-Way of Shelby County HWY 52 and being on a curve to the right having a central angle of 5° 28' 43" and a radius of 1648.42 feet; thence run in a Southeasterly direction along said East Right-of-Way and also along the arc of said curve for a distance of 157.62 feet to a point; thence run South 09° 22' 45" East along said East Right-of-Way for a distance of 153.43 feet to an iron set with SSI cap; thence run North 83° 32' 21" East for a distance of 71.63 feet to an iron pin found with Perry cap; hence run North 00° 00' 41" West for a distance of 300.13 feet to an iron pin found with Perry cap; thence run North 00° 00' 35" West for a distance of 72.53 feet to the Point of Beginning. Said PARCEL II containing 0.887 acres more or less.



20240410000102440 4/6 \$273.00
Shelby Cnty Judge of Probate, AL
04/10/2024 09:54:21 AM FILED/CERT



20210308000114440 4/6 \$82.00
Shelby Cnty Judge of Probate, AL
03/08/2021 01:45:56 PM FILED/CERT



20240410000102440 5/6 \$273.00
Shelby Cnty Judge of Probate, AL
04/10/2024 09:54:21 AM FILED/CERT



20210308000114440 5/6 \$82.00
Shelby Cnty Judge of Probate, AL
03/08/2021 01:45:56 PM FILED/CERT

LEGEND:

ASPH = asphalt
BRG = bearing
BLDG = building
CALC = calculated
CAP = capped iron
CH = centerline
CONC = concrete
C = covered
D = deflection
E = east
ESMT = easement
FC = fence
FD = found
HW = headwall
IPF = iron pin found
IPS = iron pin set w/SSI cap
L = length
MEAS = measured
N = north
OH = overhang
P = porch
PC = point of curve
POB = point of beginning
PT = point of tangency
PMT = pavement
R = radius
REC = recorded
RES = residence
ROW = right of way
S = south
U = uncovered
W = west

STATE OF ALABAMA
SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed two parcels of land located in the Southeast Quarter of Section 12 Township 20 South, Range 4 East, Jefferson and Shelby County, Alabama, more particularly described as follows:

PARCEL I

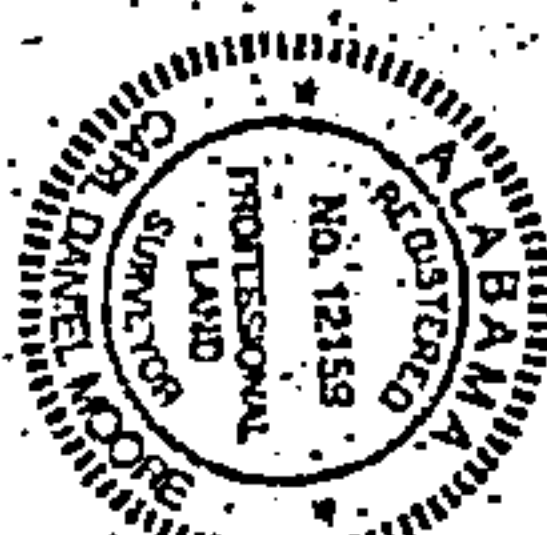
Commence at the Northeast corner of the Southeast Quarter of said Section 12; thence run South 88° 46' 30" West (an assumed bearing) along the North line of said Quarter-Quarter section for a distance of 815.65 feet to an iron pin found with Perry cap; thence run South 00° 00' 00" East for a distance of 284.66 feet to a PK nail found in a rock; thence run North 83° 32' 21" East for a distance of 84.00 feet to an iron pin set with SSI cap; thence run North 03° 22' 36" East for a distance of 348.57 feet to an iron pin set with SSI cap; thence run South 89° 11' 43" West for a distance of 272.51 feet to an 1/2" rebar found; thence run South 00° 00' 35" East for a distance of 72.53 feet to an iron pin found with Perry cap; thence run North 88° 46' 30" East for a distance of 168.51 feet to the Point of Beginning. Said PARCEL I containing 1.034 acres more or less.

PARCEL II

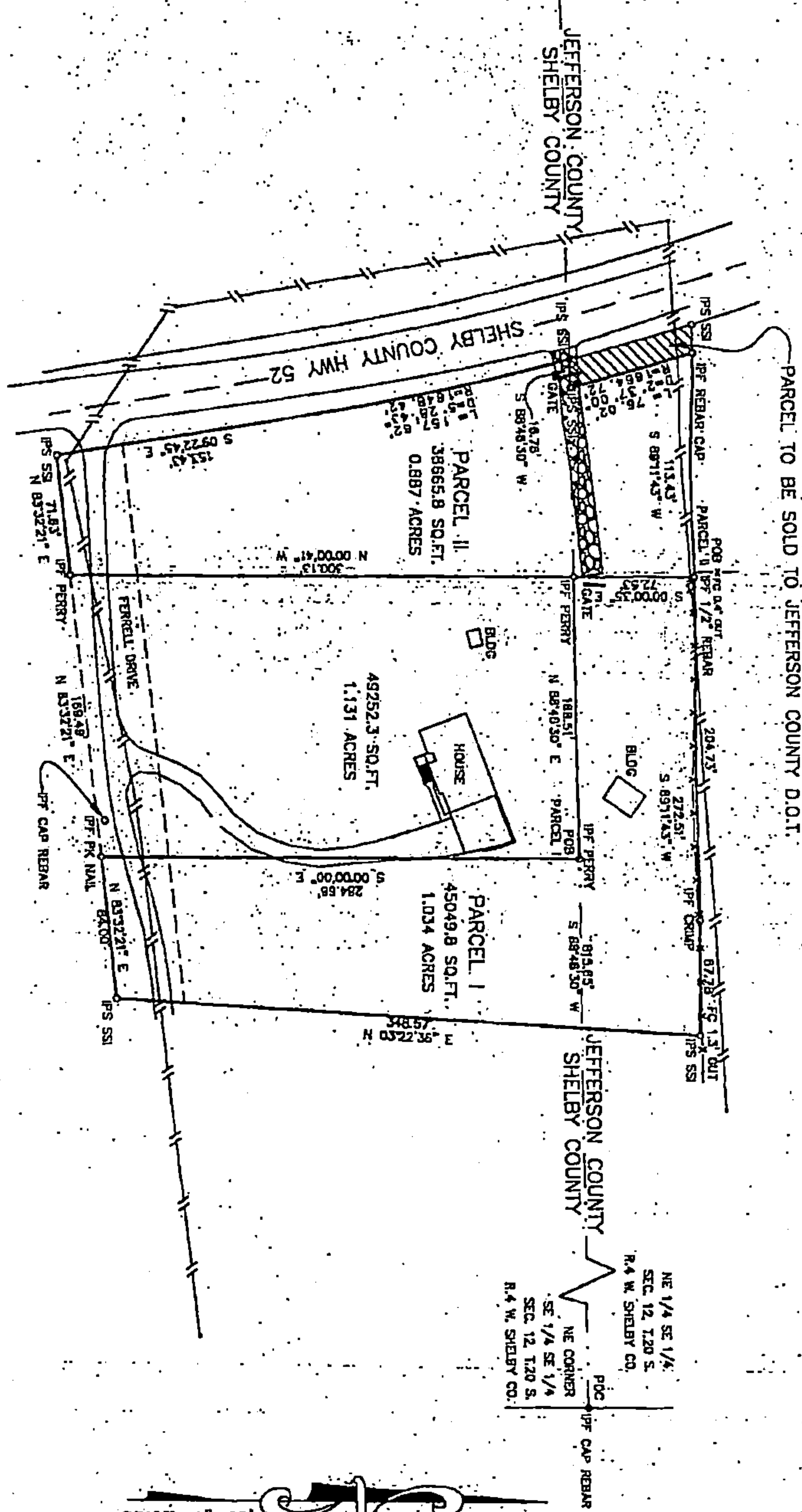
Commence at the Northeast corner of the Southeast Quarter of said Section 12; thence run South 88° 46' 30" West (an assumed bearing) along the North line of said Quarter-Quarter section for a distance of 815.65 feet to an iron pin found with Perry cap; thence run South 00° 00' 00" East for a distance of 284.66 feet to a PK nail found in a rock; thence run North 83° 32' 21" East for a distance of 84.00 feet to an iron pin set with SSI cap; thence run North 03° 22' 36" East for a distance of 348.57 feet to an iron pin set with SSI cap; thence run South 89° 11' 43" West for a distance of 272.51 feet to an 1/2" rebar found at the Point of Beginning; thence continue South 89° 11' 43" West for a distance of 113.43 feet to a bent iron pin found with cap on a curve to the right having a central angle of 2° 37' 00" and a radius of 1664.72 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 76.02 feet to an iron pin set with SSI cap; thence run South 88° 46' 30" West for a distance of 16.76 feet to an iron pin set with SSI cap on the East Right-of-Way of Shelby County HWY 52 and being on a curve to the right having a central angle of 5° 28' 43" and a radius of 1648.42 feet; thence run in a Southeasterly direction along said East Right-of-Way and also along the arc of said curve for a distance of 157.62 feet to a point; thence run South 09° 22' 45" East along said East Right-of-Way for a distance of 153.43 feet to an iron set with SSI cap; thence run North 83° 32' 21" East for a distance of 71.63 feet to an iron pin found with Perry cap; thence run North 00° 00' 35" West for a distance of 300.13 feet to an iron pin found with Perry cap; thence run North 00° 00' 35" West for a distance of 72.53 feet to the Point of Beginning. Said PARCEL II containing 0.887 acres more or less.

I, furthermore, certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief that the correct address is as follows: 39 Ferrell Drive according to my survey of July 20, 2020. Survey is not valid unless it is sealed with embossed seal or stamped in red.

Order No. 332445
Purchaser: Smith
Type of Survey: Property Boundary Survey
ASSUMED BEARINGS ON SURVEY



SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M.
BIRMINGHAM, AL 35242
PHONE: 205-991-8965
Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159
Date of Signature 7-21-2020





20240410000102440 6/6 \$273.00
Shelby Cnty Judge of Probate, AL
04/10/2024 09:54:21 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S.

Grantor's Name Roger Smith Jr.
Mailing Address 39 Ferrell Drive
Bessemer AL 35022

Grantee's Name Roger & Sonja
Mailing Address 39 Ferrell Drive
Bessemer AL 35022

Property Address 39 Ferrell Drive
Bessemer AL 35022

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 235,480 (Shelby Co. value only)

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 70% Shelby 30% Jefferson

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 4-10-2024

Print Roger Smith Jr. 4-10-2024

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1