

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Thousand and 00/100 (\$200,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **JAMES W. WILLIS and PATRICIA L. WILLIS, HUSBAND AND WIFE, DANA CAROL HENRY, AN UNMARRIED INDIVIDUAL and TRACY LYNNE BRADFORD, A MARRIED INDIVIDUAL** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **BRADLEY SMITH**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Lot No. 1 fronting Morgan Street 180 feet and running back parallel with Middle Street 150 feet. Said Lot located in the Alma H. Jeter Addition to the Town of Montevallo as described in May end Survey made by R. S. Villadsen, Civil Engineer and recorded in the Office of the Probate Judge, Shelby County, Alabama.

Also, the following parcel of land: A part of property of Mrs. Alma H. Jeter in Montevallo, Alabama, according to map recorded in Deed Book 96, Page 130 in the Office of Judge of Probate, Shelby County, Alabama particularly described as follows: Begin at the point where the SE boundary of Morgan Street intersects with the NE boundary of Middle Street; thence proceed in a Southeasterly direction along NE boundary of Middle Street 150 feet of the South corner of Lot No. 1 of said property and to the point of beginning of the lot herein conveyed; thence continue in a SE direction along the NE boundary of Middle Street 80 feet; thence in a NE direction perpendicular to Middle Street 50 feet; thence in SE direction along NE boundary of Middle Street 800 feet; thence in a SW direction perpendicular to Middle Street 25 feet; thence in SE direction along NE boundary of Middle Street 200 feet, more or less to Shoal Creek; thence in a Northerly direction along Shoals Creek 269 feet, more or less to the SE corner of the Alabama College Water Tank Lot; thence in a Westerly direction along the South boundary of said water tank Lot 162 feet, more or less to the SW corner of the same; thence in a NW direction 150 feet more or less to the South corner of Lot No. 4, of said Mrs. Alma H. Jeter property; thence continue in NW direction 150 feet to the East corner of said Lot No. 1; thence in a SW direction along SE boundary of said Lot No. 1, 130 feet to the point of beginning. Situated in Shelby County, Alabama.

\$194,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.
THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF ANY GRANTOR
THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF ANY GRANTOR’S SPOUSE.

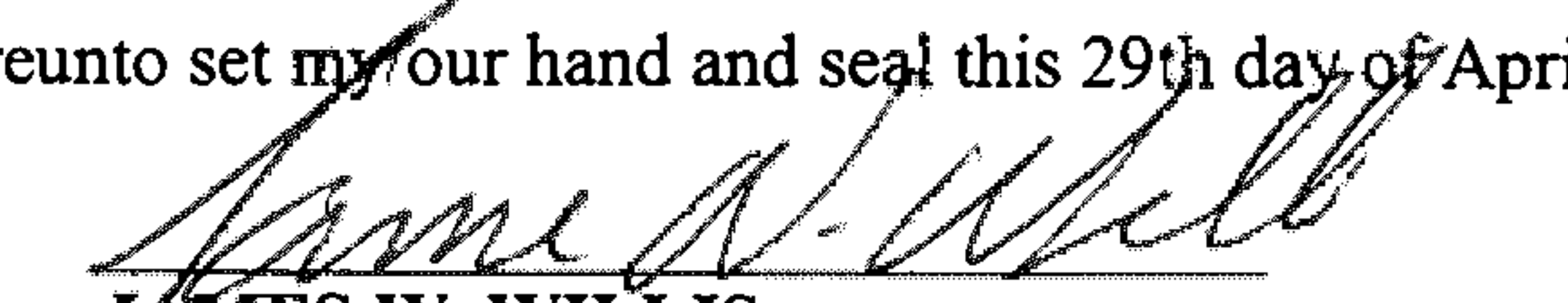
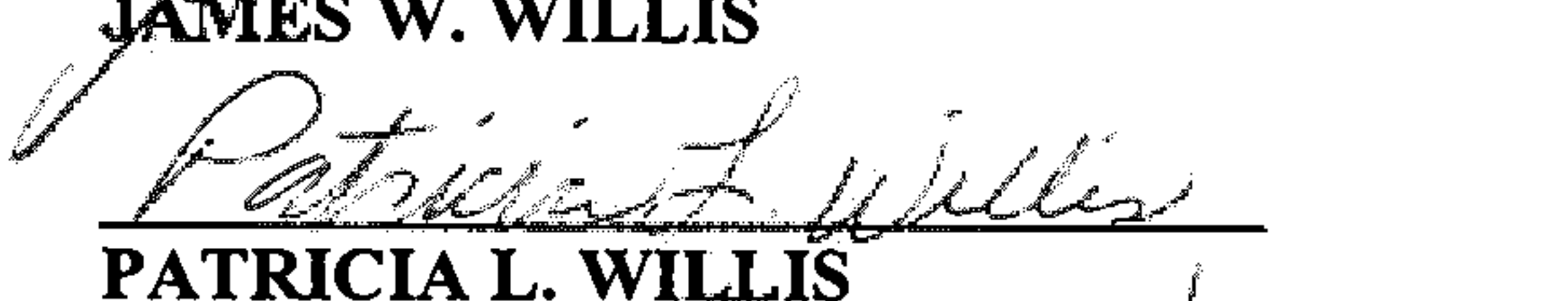


Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.
Subject to mineral and mining rights if not owned by grantor.

{SIGNATURE PAGE TO FOLLOW}

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 29th day of April, 2024.

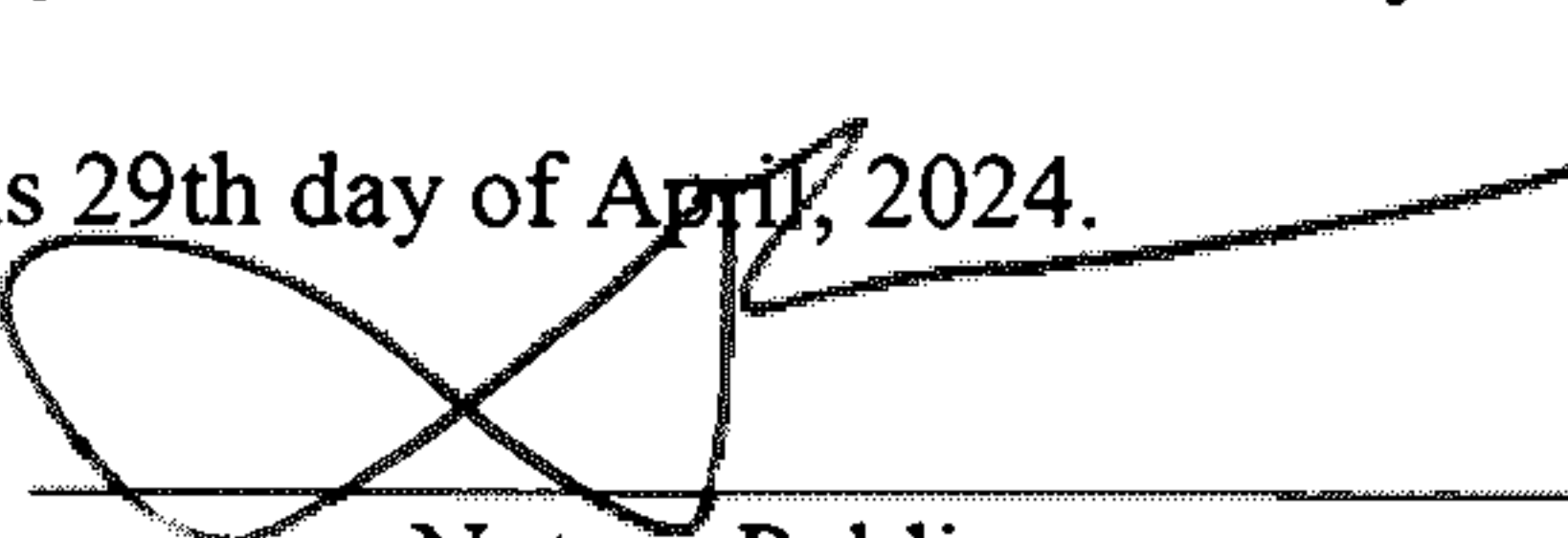

JAMES W. WILLIS

PATRICIA L. WILLIS

DANA CAROL HENRY

TRACY LYNNE BRADFORD

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that JAMES W. WILLIS, PATRICIA L. WILLIS, DANA CAROL HENRY and TRACY LYNNE BRADFORD whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 29th day of April, 2024.

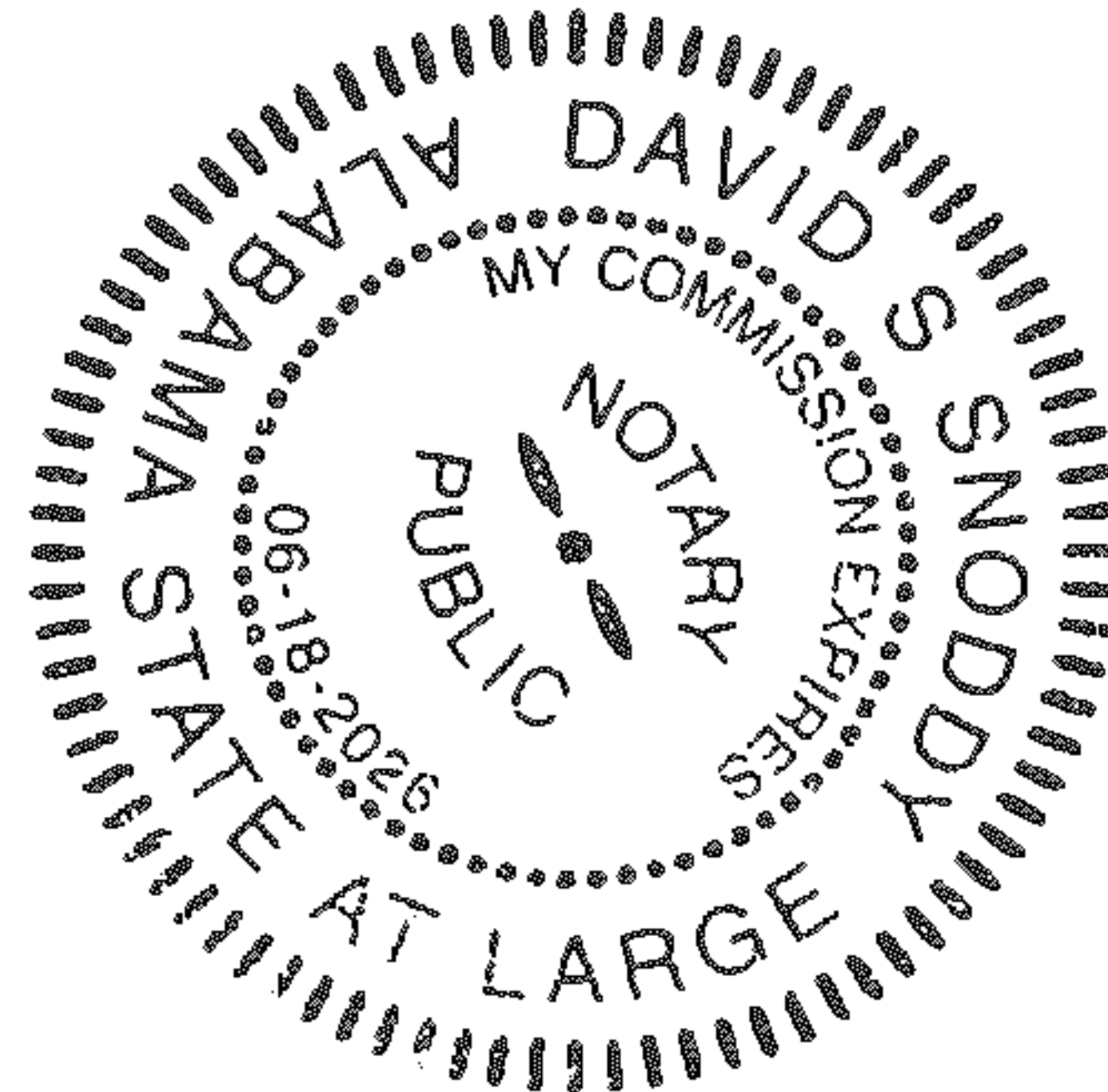
My Commission Exp:


Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

BRADLEY SMITH
720 MORGAN STREET
MONTEVALLO, AL 35115



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:

JAMES W. WILLIS
100 Emerald Lake Drive
Prichard AL 35124

Grantee's Name
Mailing Address:

BRADLEY SMITH
720 MORGAN STREET
MONTEVALLO, AL 35115

Property Address

720 MORGAN STREET
MONTEVALLO, AL 35115

Date of Sale

April 30, 2024

Total Purchaser Price

\$200,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date

Unattested

(verified by)

Print Tracy Lynne Bradford

Sign Tracy Lynne Bradford

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2024 11:04:58 AM
\$36.00 JOANN
20240514000142200

Alvin S. Boyd