

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Forty-Two Thousand Five Hundred and No/100 Dollars (\$42,500.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **First Kiss, LLC**, a **Wyoming Limited Liability Company** (herein referred to as grantor), grant, bargain, sell and convey unto **John Gilliam Smartt, III and Patricia T. Smartt** (herein referred to as grantees) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

For ad valorem tax purposes only, the address of the above-described property is **85 Pumpkin Loop Road, Sterrett, AL 35147**.

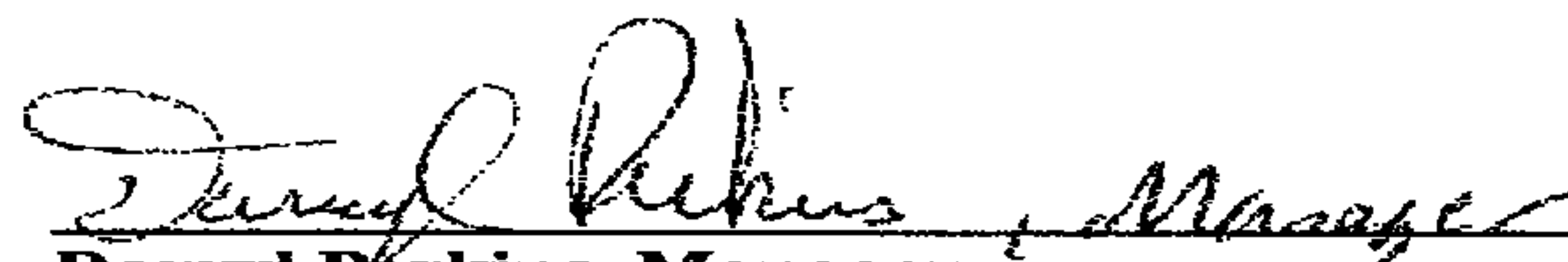
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

**TO HAVE AND TO HOLD** to the said **GRANTEES** for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right 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, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, **WARRANT AND DEFEND** the same to the **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 7<sup>th</sup> day of June, 2024.

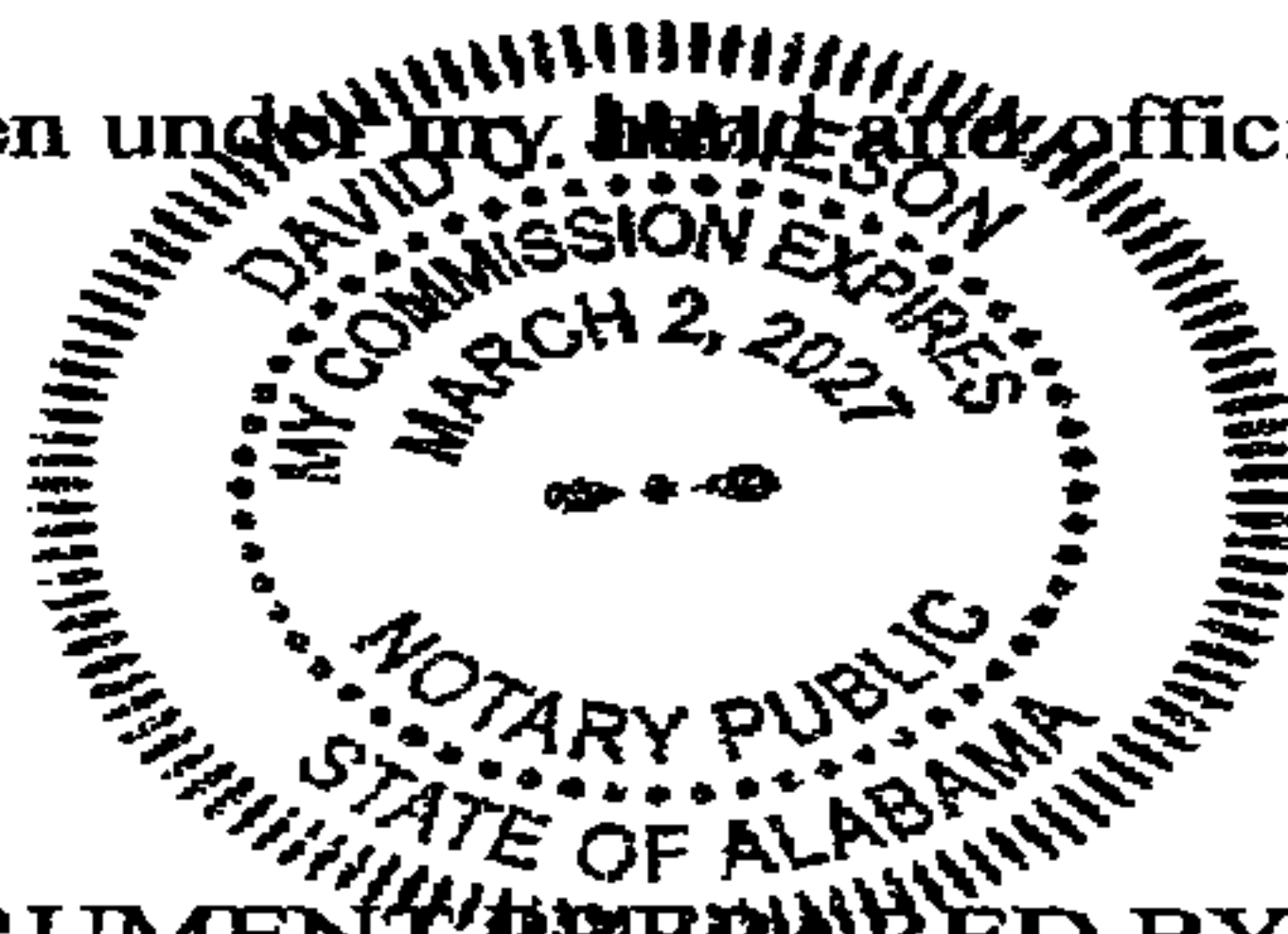
**First Kiss, LLC**

  
\_\_\_\_\_  
**Darryl Perkins, Manager**

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON       )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Darryl Perkins, as Manager of First Kiss, LLC**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of June, 2024.



  
\_\_\_\_\_  
**NOTARY PUBLIC**  
My Commission Expires: 3/2/27

**THIS INSTRUMENT PREPARED BY:**  
**David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244**

**AFTER RECORDING, RETURN TO:**  
**Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244**

**EXHIBIT A**

**Legal Description: Parcel B according to the Survey of Rodney Shiflett Surveyor, dated October 22, 2002, being more particularly described as follows:**

**Commence at the Southeast corner of Block G of Crume's Map of Sterrett Subdivision as recorded in Deed Book 11, Page 332 in the Office of the Judge of Probate in Shelby County, thence North 45 degrees 56 minutes 26 seconds East along the Southeast line of said Block G a distance of 96.65 feet; thence North 44 degrees 3 minutes 56 seconds West a distance of 150.01 feet; thence North 45 degrees 56 minutes 4 seconds East a distance of 20.00 feet; thence North 42 degrees 31 minutes 15 seconds West a distance of 59.22 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 90.83 feet; thence South 45 degrees 56 minutes 4 seconds West a distance of 122.23 feet to the Northeasterly right-of-way of CENTRAL OF GEORGIA RAILROAD; thence North 44 degrees 21 minutes 32 seconds West along said right-of-way a distance of 357.60 feet; thence North 62 degrees 45 minutes 27 seconds East and leaving said right-of-way a distance of 297.77 feet; thence South 31 degrees 16 minutes 33 seconds East a distance of 212.94 feet; thence North 45 degrees 18 minutes 28 seconds East a distance of 38.31 feet; thence South 0 degrees 51 minutes 40 seconds West a distance of 218.88 feet back to the POINT OF BEGINNING. Said parcel of land contains 1.97 acres, more or less.**

**In addition, a parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of Block G of Crume's Map of Sterrett Subdivision as recorded in Deed Book 11, Page 332 in the Office of the Judge of Probate in Shelby County, thence North 45 degrees 56 minutes 26 seconds East along the Southeast line of said Block G a distance of 96.65 feet; thence North 44 degrees 3 minutes 56 seconds West a distance of 150.01 feet to the POINT OF BEGINNING; thence North 44 degrees 4 minutes 0 seconds West a distance of 39.88 feet; thence North 5 degrees 39 minutes 9 seconds West a distance of 221.90 feet; thence North 45 degrees 18 minutes 28 seconds East a distance of 38.31 feet; thence South 0 degrees 51 minutes 40 seconds West a distance of 218.88 feet; thence South 42 degrees 31 minutes 15 seconds East a distance of 59.22 feet; thence South 45 degrees 56 minutes 4 seconds West a distance of 20.00 feet back to the POINT OF BEGINNING. Said parcel of land contains 0.10 acres, more or less.**

**Commonly known as: 85 Pumpkin Loop Road, Sterrett, AL 35147**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/11/2024 11:43:13 AM  
 \$70.50 JOANN  
 20240611000173570

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name First Kiss, LLC  
 Mailing Address 3590b Pelham Parkway  
Pelham, AL 35124

Grantee's Name John Gilliam Smartt III  
 Mailing Address P.O. Box 285  
Sterrett, AL 35147

Property Address 85 Pumpkin Loop Road  
Sterrett, AL 35147

Date of Sale June 7, 2024  
 Total Purchase Price \$42,500.00

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 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 June 7, 2024

Print Leanne G. Ward

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one