
THIS INSTRUMENT PREPARED BY:
RICE & RICE, P.C.
403 CHOCCOLOCCO STREET
OXFORD, AL 36203

ADDRESS OF GRANTEE:
2063 Hwy 467
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of one dollar and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **April LeAnn Stewart, formerly known as April LeAnn Smith, a single woman and William Scott Smith, a single man**, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto **William Scott Smith**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

A plot containing 1.33 acres, more or less, in the NE ¼ of the SE ¼ of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of said ¼-1/4 section and run west 345.00 feet for a point of beginning; thence continue west 400.00 feet to the east right-of-way line of the L & N Railroad; thence turn 99° 43' left and run southerly along said right-of-way line 146.96 feet to the North right-of-way line of a county road; thence turn 87° 55' left to the tangent to a curve to the right; said curve having a radius of 766.78 feet and an interior angle of 11° 23'; thence turn easterly along the arc of said curve and said right-of-way line 380.59 feet; thence turn 95° 05' left and run North 164.58 feet to the point of beginning. Situated in Shelby County, Alabama and containing 1.33 acres, more or less, and except a 50-foot road easement along the East side of said property.

According to a survey on the 8th day of August, 1975, by T.L. Douglas & Associates, Registered Land Surveyors, Birmingham, Alabama.

Deed prepared from legal description furnished by client without the benefit of a title search.

Subject to taxes for the current year and any easement, restrictions or reservation of record and as located.

TO HAVE AND TO HOLD to the said grantee, his, her or their assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of July, 2024.

April LeAnn Stewart

April LeAnn Stewart

STATE OF ALABAMA

COUNTY OF CALHOUN

I, the undersigned, a notary in and for said County in said State, hereby certify that **April LeAnn Stewart** 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, she executed the same voluntarily on the day the same bears date.

Witness my hand and official seal, this the 12th day of July, 2024.

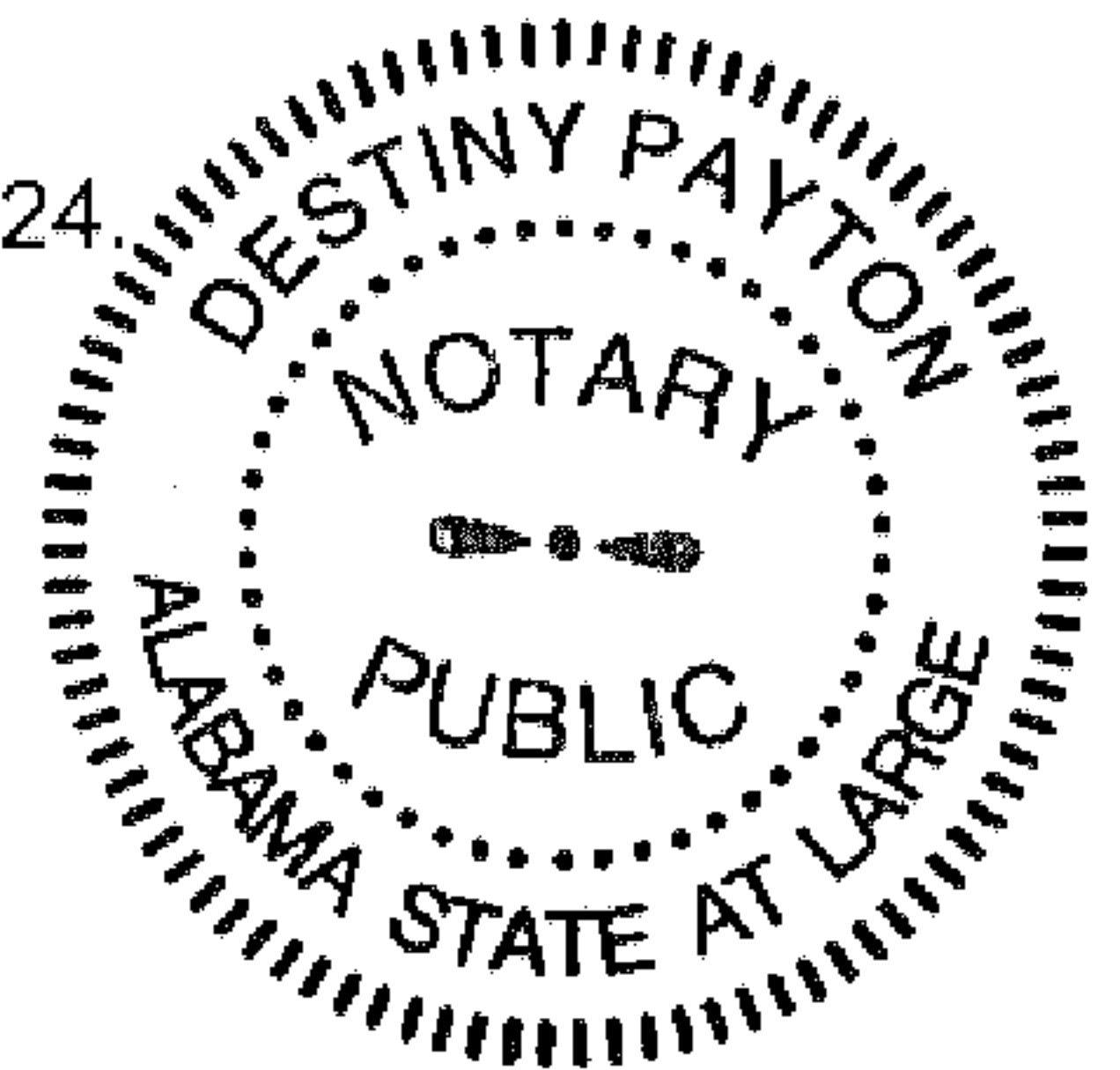
Destiny Payton

Notary Public

My Commission Expires:

**My Commission Expires
04/21/2028**

(SEAL)



William Scott Smith

William Scott Smith

STATE OF ALABAMA

COUNTY OF CALHOUN

I, the undersigned, a notary in and for said County in said State, hereby certify that **William Scott Smith** 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.

Witness my hand and official seal, this the 12th day of July, 2024.

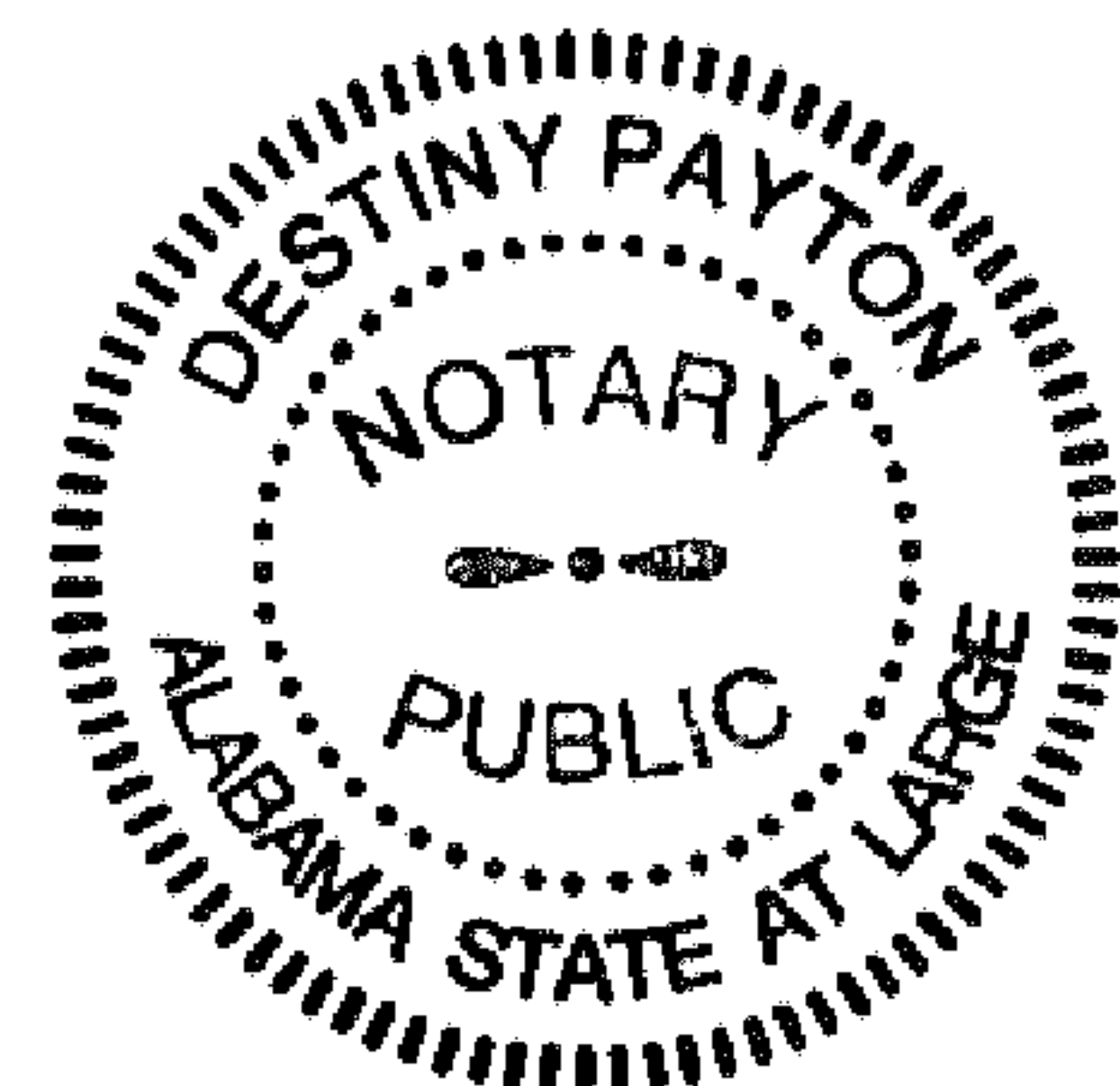
Destiny Payton

Notary Public

My Commission Expires:

**My Commission Expires
04/21/2028**

(SEAL)



REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: April LeAnn Stewart and William Scott Smith

Grantee's Name: William Scott Smith

Mailing Address: 541 Bynum Acres Drive
Anniston, AL 36201
2063 Hwy 467
Vincent, AL 35178Mailing Address: 2063 Hwy 467
Vincent, AL 35178Property Address: 2063 Hwy 467
Vincent, AL 35178

Date of Sale:

7/12/24

Assessor's Market Value: \$28,900.00

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: Tax Assessment Report☐ 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:

7/12/24

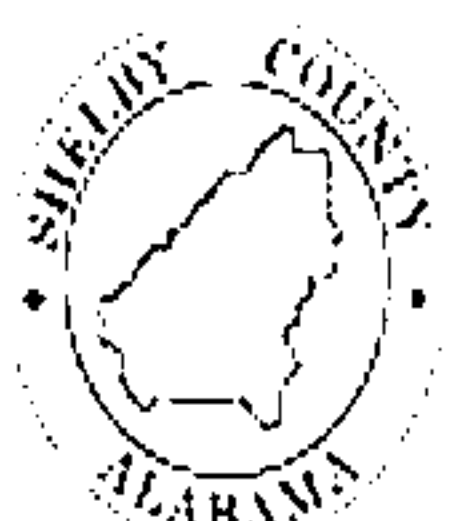
Print:

William Scott Smith

Unattested

(verified by)

Sign:

William Scott Smith
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2024 10:40:25 AM
\$58.00 LAURA
20240715000213820

Ann S. Boyd