

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-24-30020

Send Tax Notice To: Stephen R. Smith
Michele H. Smith
AL

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **DS Land Investment, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Stephen R. Smith and Michele H. Smith, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2024 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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, their heirs and assigns forever, against the lawful claims of all person.

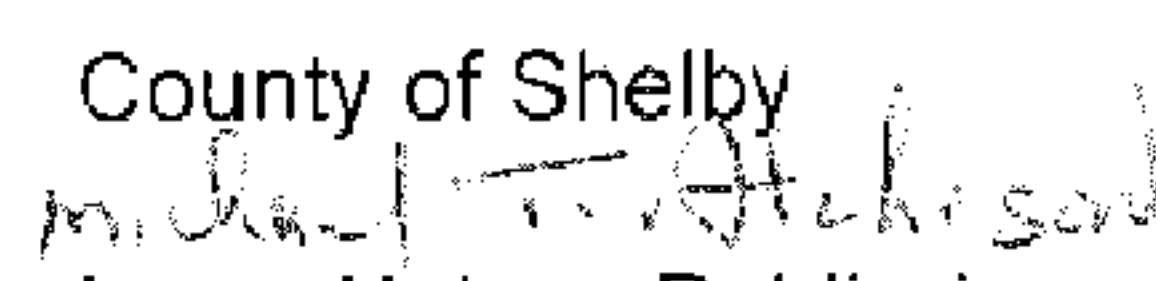
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of August, 2024.

DS LAND INVESTMENT, LLC

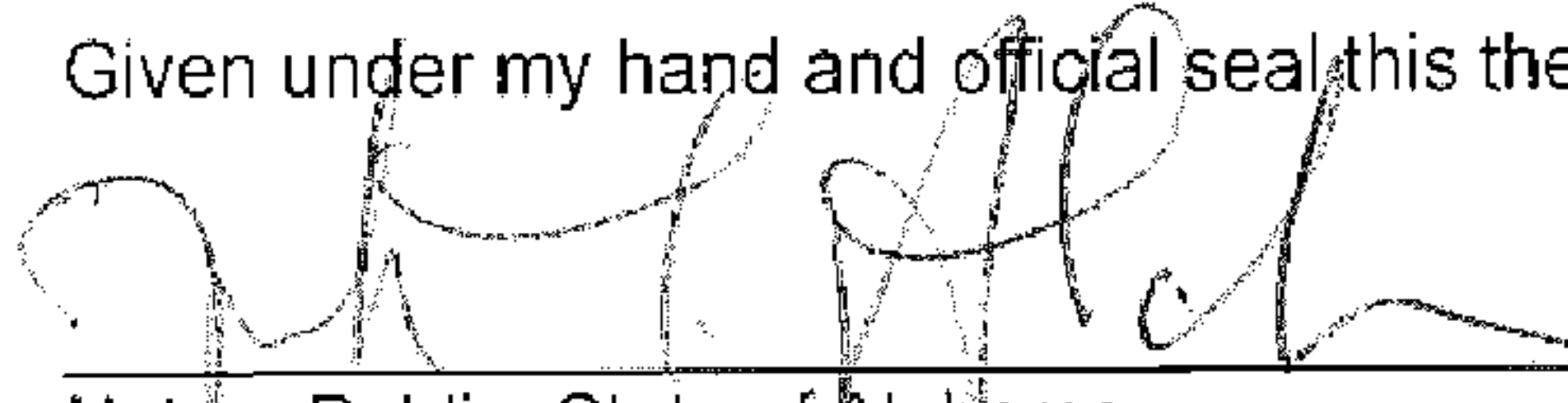
Robert Crutchfield
Managing Member

State of Alabama

County of Shelby


I, a Notary Public in and for the said County in said State, hereby certify that Robert Crutchfield as Managing Member of DS Land Investment, LLC, 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 official seal this the 27th day of August, 2024.


Notary Public, State of Alabama

My Commission Expires: 8-19-28

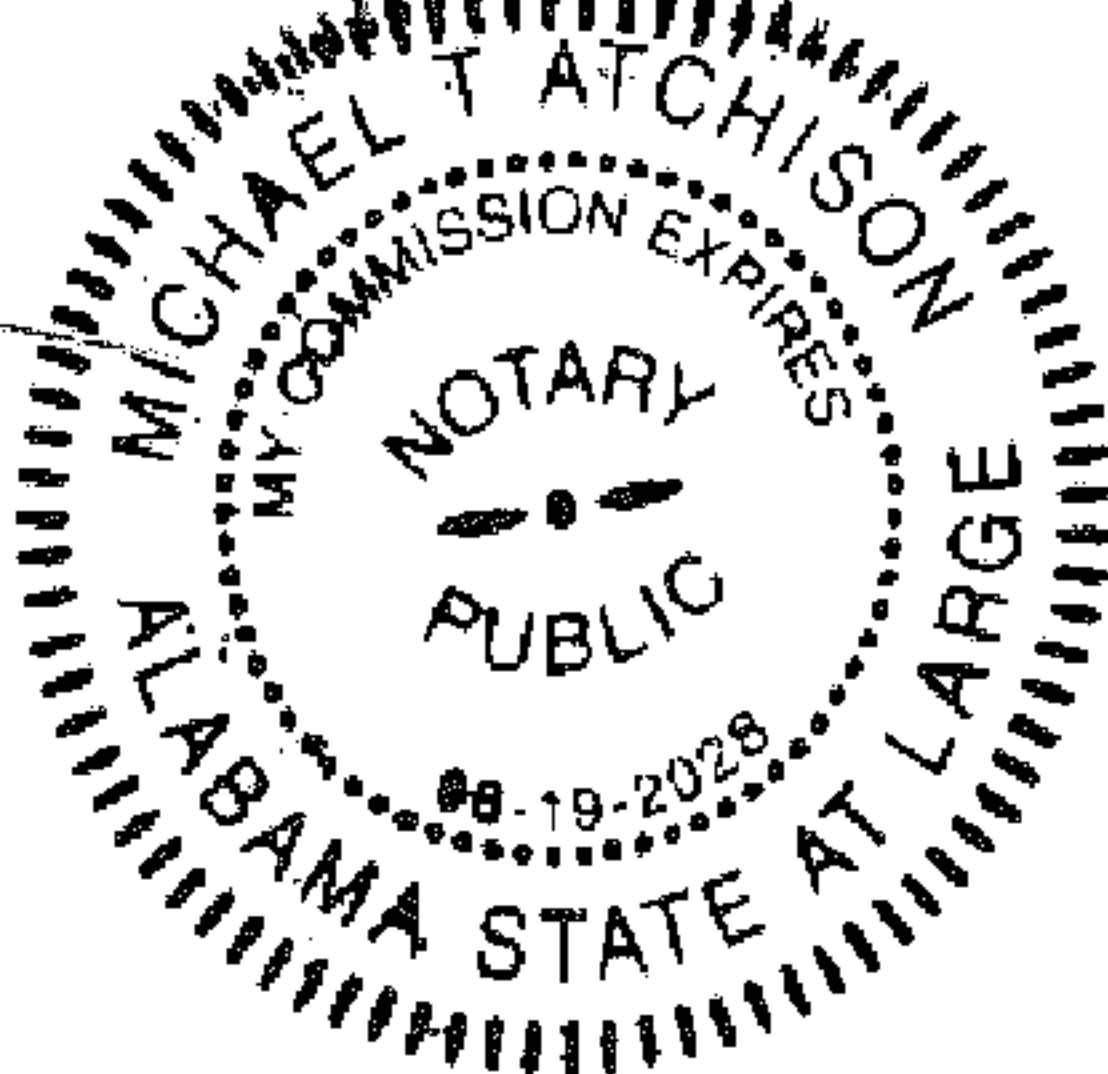


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the DS Land Investment, LLC tract described in Instrument Number 20201204000554890, recorded in the Office of the Probate for Shelby County, Alabama, being in the East 1/2 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4-1/4 section a distance of 1259.42 feet to a railroad rail iron marking the NW corner of said 1/4-1/4 section; thence North 06 degrees 58 minutes 29 seconds East along the West line of the NW 1/4 of the SE 1/4 of section 2 a distance of 166.52 feet to a capped rebar set and the Point of Beginning; thence continue North 06 degrees 58 minutes 29 seconds East a distance of 507.28 feet to a capped rebar set; thence North 90 degrees 00 minutes 00 seconds East a distance of 1396.61 feet to a capped rebar set on the Western ROW of Shelby County Highway 71; thence along said ROW South 01 degree 42 minutes 48 seconds West a distance of 397.96 feet to the beginning of a curve; thence with a curve turning to the right having a radius of 5000.00 feet, an arc length of 247.54 feet, subtended by a chord bearing and distance of South 03 degrees 07 minutes 53 seconds West 247.52 feet to a PK nail set in the center line of an asphalt drive; thence leaving said ROW South 86 degrees 49 minutes 57 seconds West a distance of 296.18 feet to a PK nail set in the center line of an asphalt drive; thence North 88 degrees 05 minutes 42 seconds West a distance of 363.77 feet to a capped rebar set; thence North 79 degrees 20 minutes 02 seconds West a distance of 787.09 feet; to the point of beginning.

Also, an ingress/egress easement described as follows:

A portion of DS Land Investment, LLC tract described in Instrument #20201204000554890, recorded in the Office of Probate for Shelby County, Alabama, being in the East 1/2 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:
Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4-1/4 Section a distance of 637.74 feet to a capped rebar set; thence continue North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4 - 1/4 Section a distance of 621.69 feet to a railroad rail iron marking the NW corner of said 1/4 - 1/4 Section; thence North 06 degrees 58 minutes 29 seconds East along the West line of the NW 1/4 of the SE 1/4 of Section 2 a distance of 166.52 feet to a capped rebar set; thence South 79 degrees 20 minutes 02 seconds East a distance of 787.09 feet to a capped rebar set and the point of beginning of an ingress/egress easement being 30-feet in width and lying 15-feet on each side of the following described centerline; thence South 88 degrees 05 minutes 42 seconds East a distance of 363.77 feet to a PK nail set in the center line of an asphalt drive; thence North 86 degrees 49 minutes 57 seconds East a distance of 296.18 feet to a PK nail set in the center line of an asphalt drive on the Western right of way of Shelby County Highway 71 and the point of ending.

According to survey of John M. Perez, Ala. Lic. No. 30354, dated January 13, 2021

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	DS Land Investment, LLC	Grantee's Name	Stephen R. Smith Michele H. Smith
Mailing Address	<u>2541 Westminster Circle</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>161 Spyglass Cove</u> <u>Austin, TX 78737</u>
Property Address	<u>Highway 71</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 27, 2024</u>
		Total Purchase Price	<u>\$200,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 August 20, 2024

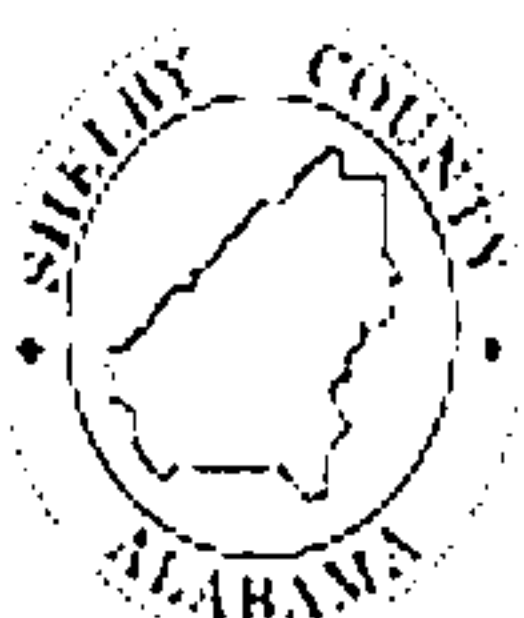
Print DS Land Investment, LLC

Unattested

Sign 

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2024 01:17:25 PM
\$228.00 JOANN
20240905000276990

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1

Allen S. Bayl