

This instrument was prepared by:
Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

Send Tax Notice To:
Paul B. Smith and
Patricia L. Smith
4265 Highway 18
Montevallo, AL 35115

State of Alabama

§

Shelby County

§

§

Executors' Deed

Know All Men By These Presents:

That in consideration of **One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00)**, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **The Estate of James Benjamin Hubbard, Deceased**, filed for record in the Office of the Judge of Probate of Shelby County, Alabama as Case No. PR-2024-000490, by Executor, Steven Michael, whose address is 530 Clay Pit Road, Montevallo, AL 35115 and **The Estate of Joyce Morgan Hubbard, Deceased**, filed for record in the Office of the Judge of Probate of Shelby County, Alabama as Case No. PR-2024-489, by Executor, Steven Michael, whose address is 530 Clay Pit Road, Montevallo, AL 35115, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey to **Paul B. Smith and Patricia L. Smith, husband and wife, joint tenants with right of survivorship**, with an address of 4265 Highway 18, Montevallo, AL 35115, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

A parcel of land situated in the NW 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of said NW 1/4 of said Section 7 and run in an easterly direction along the South line thereof for a distance of 304.85 feet, more or less, to an old crimped iron, said point being located on the Northeasterly right of way line of Highway #155 and being the point of beginning of the property herein described; thence turn an angle to the left of 127 degrees 15 minutes 40 seconds and run in a northwesterly direction along said right of way line for a distance of 341.40 feet, more or less, to an old crimped iron; thence turn an angle to the right of 96 degrees 35 minutes 40 seconds and run in a northeasterly direction for a distance of 55.48 feet to an old crimped iron; thence turn an angle to the right of 43 degrees 08 minutes 00 seconds and run in a southeasterly direction for a distance of 88.55 feet to an iron; thence turn an angle to the right of 34 degrees 28 minutes 00 seconds and run in a southeasterly direction for a distance of 142.00 feet to an iron; thence turn an angle to the right of 8 degrees 22 minute 40 seconds and run in a southeasterly direction for a distance of 215.45 feet to an old open top pipe, said point being located on the south line of the NW 1/4 of Section 7; thence turn an angle to the right of 124 degrees 41 minutes 20 seconds and run in a westerly direction along said South line for a distance of 147.07 feet to the point of beginning of the herein described parcel of land.

SOURCE OF TITLE: Instrument #1997-04475, PR-2024-000490, and PR-2024-000489

The said property does not constitute the homestead of the Grantor.

PROPERTY ADDRESS:

7926 Highway 155
Montevallo, AL 35115

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also, all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said Grantee, absolutely in fee simple.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of November, 2024.

**THE ESTATE OF JAMES BENJAMIN HUBBARD,
DECEASED**

BY:  Executor (Seal)
STEVEN MICHAEL, EXECUTOR

STATE OF ALABAMA

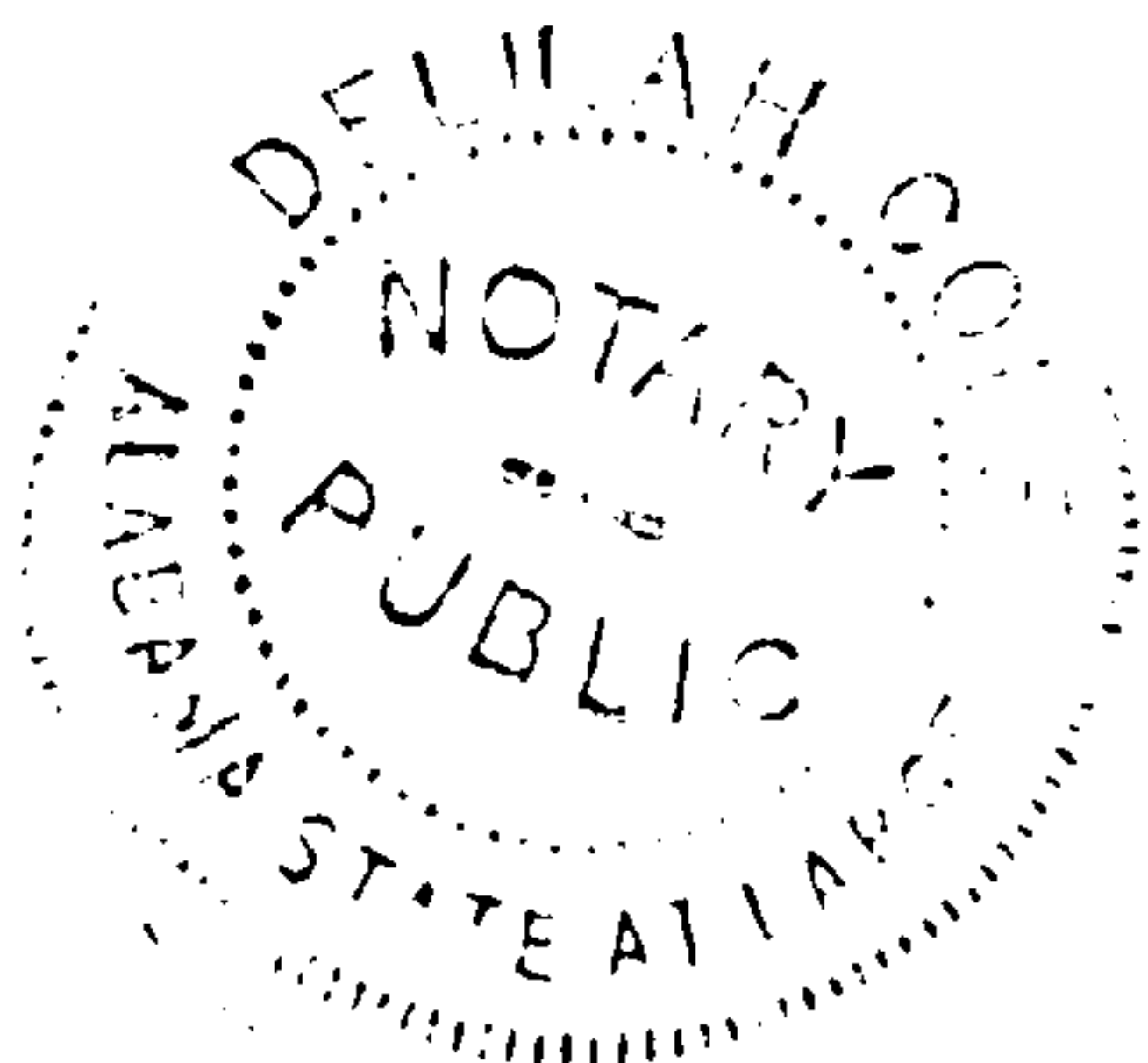
§
§
§


GENERAL ACKNOWLEDGMENT

COUNTY OF BIBB

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Michael, as Executor of the Estate of James Benjamin Hubbard, Deceased, whose name is signed to the foregoing conveyance and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as Executor and with full authority, executed same on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2024.




Notary Public
My Commission Expires: 1/19/2027

THE ESTATE OF JOYCE MORGAN HUBBARD,
DECEASED

BY: *Steven Michael* Executor (Seal)
STEVEN MICHAEL, EXECUTOR

STATE OF ALABAMA

§
§
§

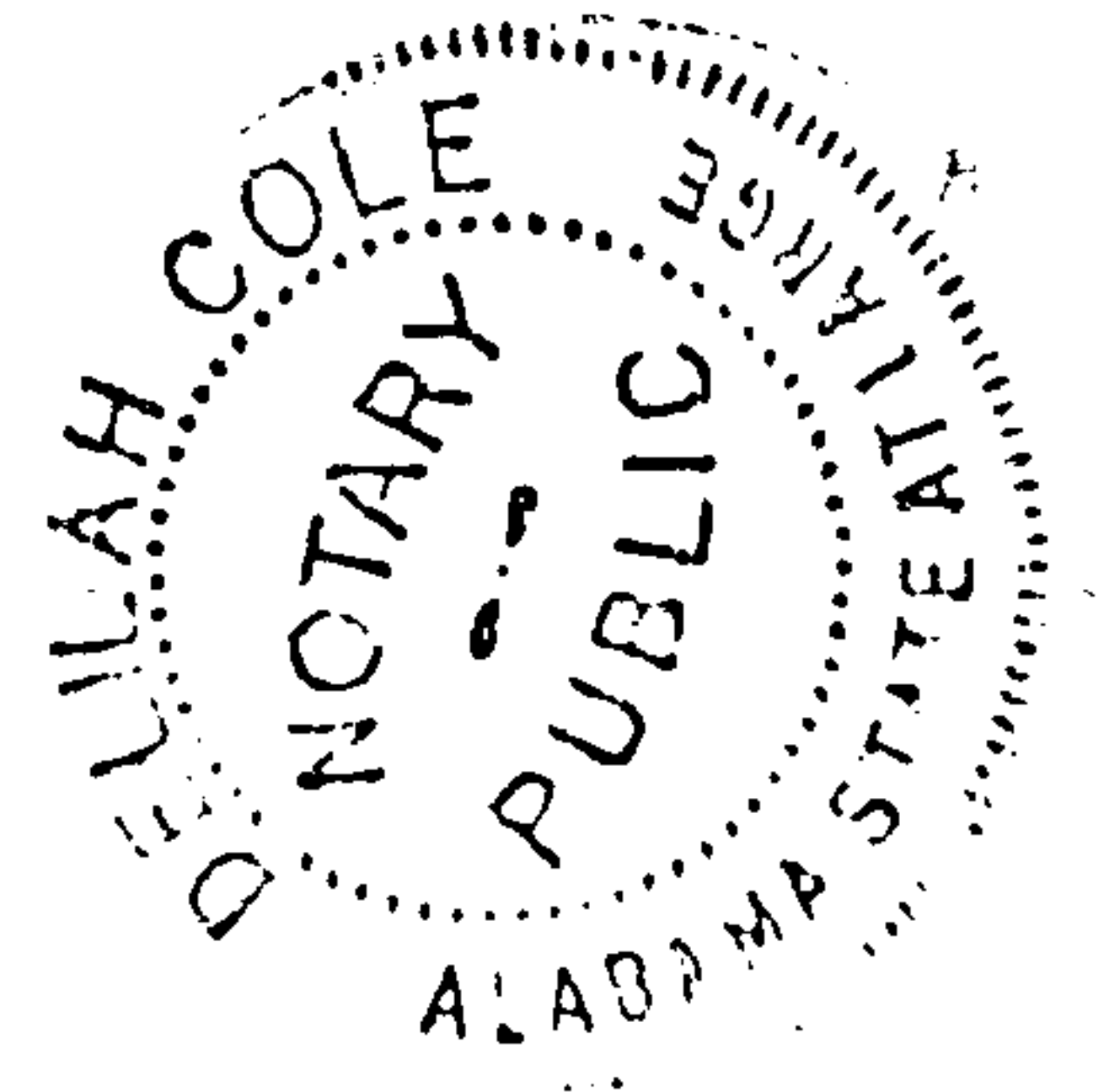
GENERAL ACKNOWLEDGMENT

COUNTY OF BIBB

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Michael, as Executor of the Estate of Joyce Morgan Hubbard, Deceased, whose name is signed to the foregoing conveyance and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as Executor and with full authority, executed same on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2024.

Deborah Cole
Notary Public
My Commission Expires: 1/19/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2024 12:05:21 PM
\$179.00 JOANN
20241113000352480

Allen S. Bayl