

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Patrick Gordon Smith & Kimberly Smith
3705 Highway 57
Vincent, AL 35178

STATE OF ALABAMA

)

) JOINT WITH RIGHT OF SURVIVORSHIP

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$530,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **JEREMY R. DUKE and SHONDRA M. DUKE**, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **PATRICK GORDON SMITH and KIMBERLY SMITH** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$330,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 13th day of November, 2024.

Jeremy R. Duke
JEREMY R. DUKE

Shondra M. Duke
SHONDRA M. DUKE

STATE OF ALABAMA)
)
COUNTY OF Houston)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JEREMY R. DUKE** and **SHONDRA M. DUKE**, 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 instrument, they executed the same voluntarily on the day the same bears date.

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

Brianna Hardrick
NOTARY PUBLIC
My commission expires: 7/15/2028

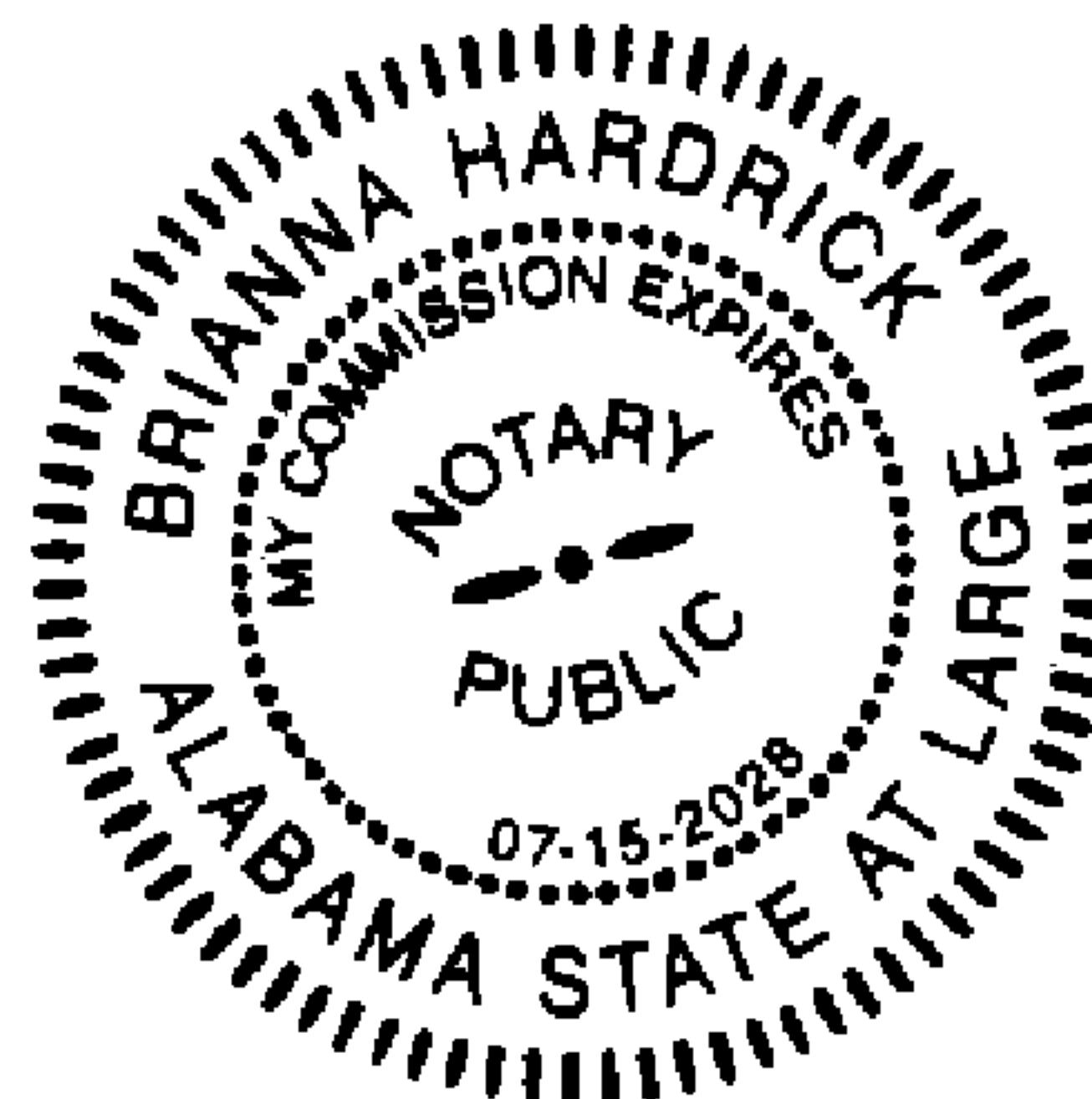


Exhibit A

Legal Description

PARCEL I:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 14, Township 18 South, Range 2 East; thence run North along the West line of said 1/4 1/4 for 1990.37 feet to the Point of Beginning; thence continue last described course for 411.19 feet; thence 90 degrees 04 minutes 07 seconds right run 1500.86 feet to the Westerly right of way of Shelby County Highway #57 thence 94 degrees 38 minutes 20 seconds right to tangent of a curve to the right, having a radius of 2992.64 feet, run along said curve and right of way for 412.47 feet; thence 77 degrees 19 minutes 06 seconds right from tangent of said curve for 1439.10 feet to the Point of Beginning,

PARCEL II:

A Lot or Parcel of land described as follows: Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 14, Township 18 South, Range 2 East; thence run North along the West line of said 1/4-1/4 for 2401.56 feet to the Point of Beginning; thence continue last described course for 411.19 feet; thence 88 degrees 51'56" right and run 1574.58 feet to the West right of way of Shelby County Highway #57; thence 108 degrees 21 minutes 10 seconds Right to a tangent of a curve to the right, having a radius of 1520.49 feet run along said curve for 332.01 feet; thence continue along said right of way for 119.28 feet; thence 85 degrees 21 minutes 40 seconds right run 1500.86 to the Point of Beginning.

Said parcel being in the NW 1/4 of Section 14, Township 18 South, Range 2 East, situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name JEREMY R. DUKE and SHONDRA M. DUKEGrantee's Name PATRICK GORDON SMITH and KIMBERLY SMITHMailing Address 3705 HIGHWAY 57
VINCENT, AL 35178Mailing Address 3705 HIGHWAY 57
VINCENT, AL 35178Property Address 3705 HIGHWAY 57
VINCENT, AL 35178Date of Sale November 15, 2024Total Purchase Price \$530,000.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 November 15, 2024Print Malcolm S. McLeod Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

File 240591



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/18/2024 01:37:32 PM
 \$231.00 PAYGE
 20241118000357300

Allen S. Bayl

Form RT-1
 Alabama 08/2012 LSS