

*This instrument was prepared
without benefit of title search by:*
Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

Send Tax Notice To:
Simon Luke Smith and
James Bradford Smith
143 Steves Road
Brierfield, AL 35035

State of Alabama

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Warranty Deed

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Shelby County

§

Know All Men By These Presents:

That in consideration of Twenty-Seven Thousand Five Hundred and NO/100 Dollars (\$27,500.00), 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, William Earl Clark, a married man, whose address is 6858 Deercreek Road, Randolph, AL 36792, (herein referred to as the "Grantor", whether one or more), grant, bargain, sell and convey unto Simon Luke Smith, whose address is 143 Steves Road, Brierfield, AL 35035 and James Bradford Smith, whose address is 4323 Highway 18, Montevallo, AL 35115, Tenants in Common, (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:

PARCEL ID#36-1-12-0-001-001.000

All that part of Fractional Section 12, Township 24, Range 12 East lying N of Shelby County Highway No. 19. Less and except the following described lot:

A parcel of land situated in the NE corner of Section 12, Township 24 North, Range 12 East described as follows: Begin at the NE corner of said Section 12 and proceed in a Northwesterly direction along the N boundary line of said Section a distance of 330.0 feet, said N boundary line of said Section making an angle of 64 degrees 27 minutes to the left from the E boundary line of said Section; thence at an angle of 115 degrees 33 minutes to the left and parallel to the E boundary line of said Section run a distance of 272.1 feet; thence at an angle of 113 degrees 01 minutes to the left run a distance of 324.8 feet to the point of beginning, according to a survey made by Floyd Atkinson, Registry No. 1352, on the 12th day of March, 1962.

Begin at the NE corner of Section 12, Township 24 North, Range 12 East and proceed in a Northwesterly direction along the N boundary line of said Section a distance of 330.0 feet, said N boundary line of said Section making an angle of 64 degrees 27 minutes to the left from the E boundary line of said Section; thence at an angle of 115 degrees 33 minutes to the left and parallel to the E boundary line of said Section run a distance of 272.1 feet; thence turn an angle of 113 degrees 01 minutes to the left and run a distance of 14.8 feet, more or less, to a point on the NE right of way line of Shelby County Highway No. 19; said point being the point of beginning of the easement herein reserved; thence continue along last described course a distance of 310 feet, more or less, to the NE corner of said Section 12; thence run E along the S line of Section 6, Township 24, Range 13 East a distance of 180 feet; thence run in a Southwesterly direction a distance of 190 feet, more or less, to a point on the W line of Section 7, Township 24, Range 13 East, said point being 60 feet S of the NW corner of said Section 7, thence run in a Southwesterly direction a distance of 280 feet, more or less, to a point on the NE right of way line of said County Highway No. 19; said point being 60 feet SE of the point of beginning; thence run in a Northwesterly direction along the NE right of way line of said County Highway 19 a distance of 60 feet to the point of beginning of the easement and right of way herein reserved.

SOURCE OF TITLE: Instrument #20040621000335610

Grantor hereby certifies that the property herein conveyed is not Grantor's homestead or that of his spouse.

ADDRESS OF PROPERTY:

**338 Hwy 19
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 17 day of December, 2024.

 (SEAL)
WILLIAM EARL CLARK

STATE OF ALABAMA

COUNTY OF

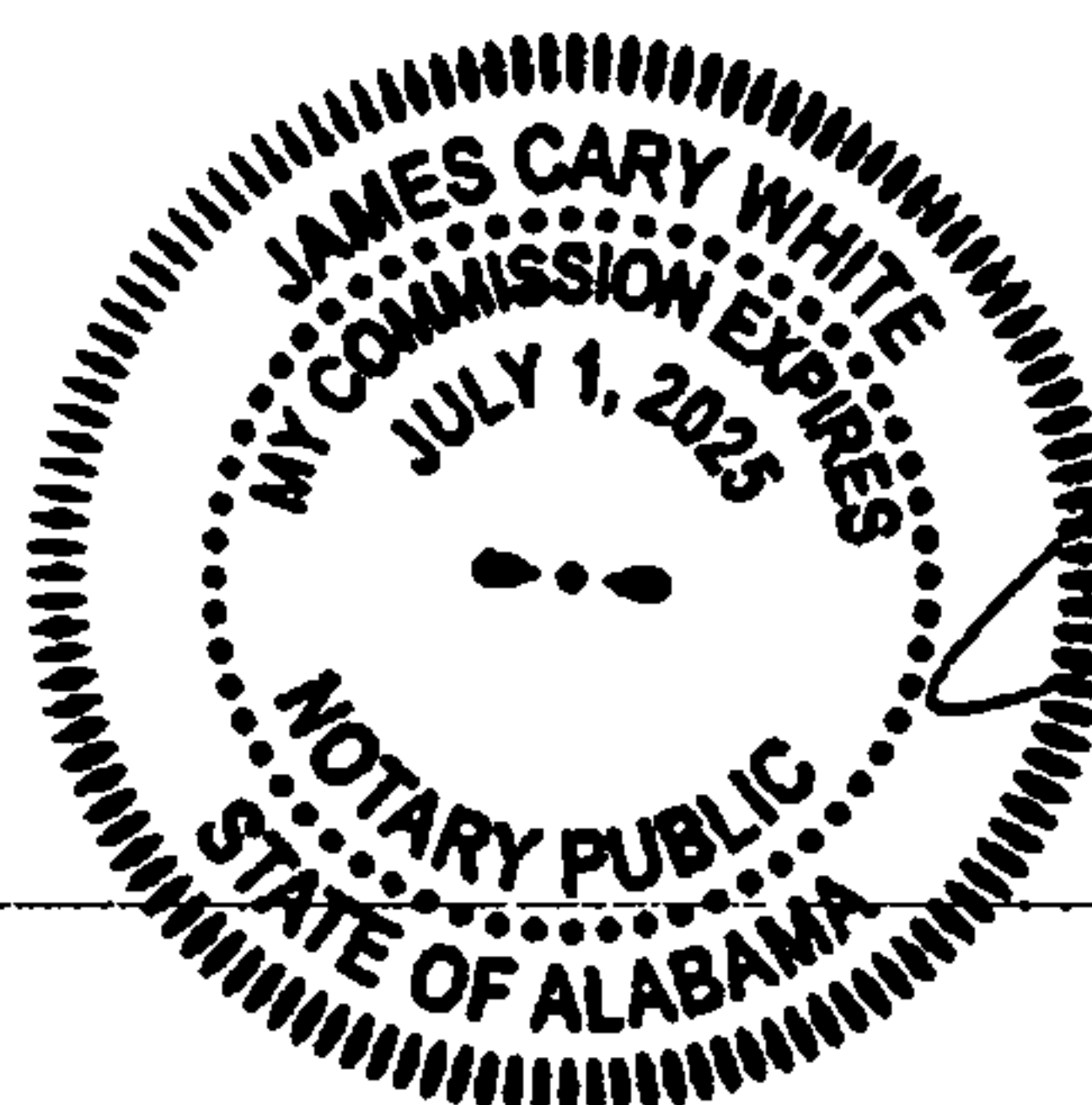
Shelby


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GENERAL ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County, in said State, hereby certify that William Earl Clark, 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, executed same voluntarily on the day same bears date.

Given under my hand and official seal this 17 **day of** December, 2023.




Notary Public
My Commission Expires: July 2025

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
12/18/2024 11:40:02 AM
\$52.50 JOANN
20241218000386330

Allen S. Bayl