

THIS INSTRUMENT PREPARED BY:  
MATTHEW T. MURPHY  
J. CLAY MADDOX, LLC  
ATTORNEYS AT LAW  
409 LAY DAM ROAD  
CLANTON, AL 35045  
(205)755-1975

WARRANTY DEED  
JOINTLY WITH RIGHT OF SURVIVORSHIP

SEND TAX NOTICES TO:

40387 Highway 25  
Harpersville, AL 35078.

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, Ward Smith and Wanda Smith, a married couple, in hand paid by the GRANTEE, Ward Smith and Wanda Smith, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the NW Corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E a distance of 16.59' to the Southerly R.O.W. line of CSX Transportation Railroad and the POINT OF BEGINNING; thence N57°44'20"E and along said R.O.W. line a distance of 37.75'; thence N88°43'34"E and leaving said R.O.W. line a distance of 525.55' to the Westerly R.O.W. line of Alabama Highway 25; thence S02°48'32"W and along said R.O.W. line a distance of 65.26'; thence S16°36'37"W and along said R.O.W. line a distance of 128.45'; thence S04°56'40"W and along said R.O.W. line a distance of 172.27'; thence S27°16'37"W and along said R.O.W. line a distance of 217.36'; thence S28°50'16"W and along said R.O.W. line a distance of 206.62'; thence N57°23'18"W and leaving said R.O.W. line a distance of 497.04'; thence N01°14'12"W a distance of 367.42' to the Southerly R.O.W. line of CSX Transportation Railroad; thence N61°27'54"E and along said R.O.W. line a distance of 140.34' to the POINT OF BEGINNING.

Said Parcel containing 8.26 acres, more or less, and situated in NW 1/4 of Section 27 and the NE 1/4 of Section 28, all in Township 19 South, Range 2 East, Shelby

County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

Prior Deed Reference: Instrument Numbers: 20020509000218700; 20200611000238860.

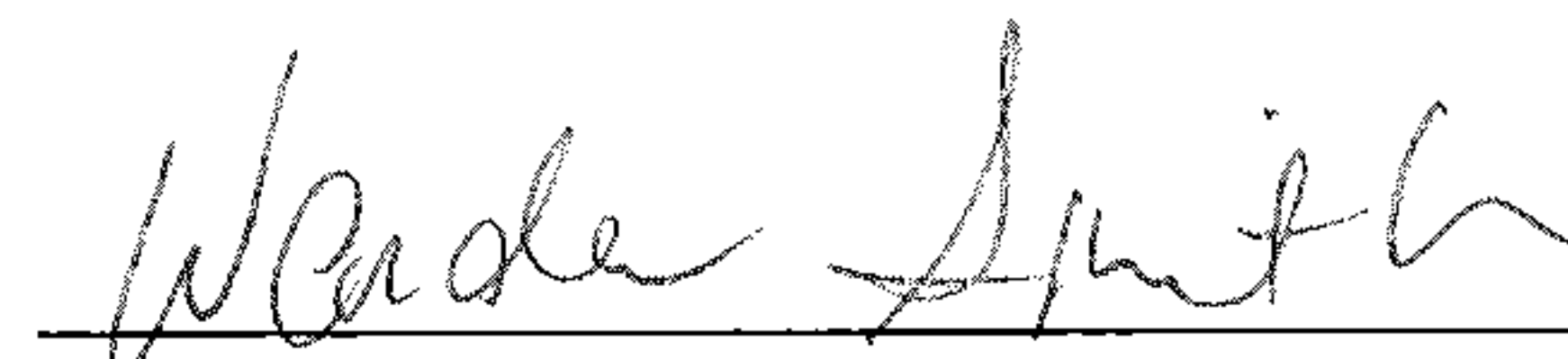
TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 29 day of April, 2025.



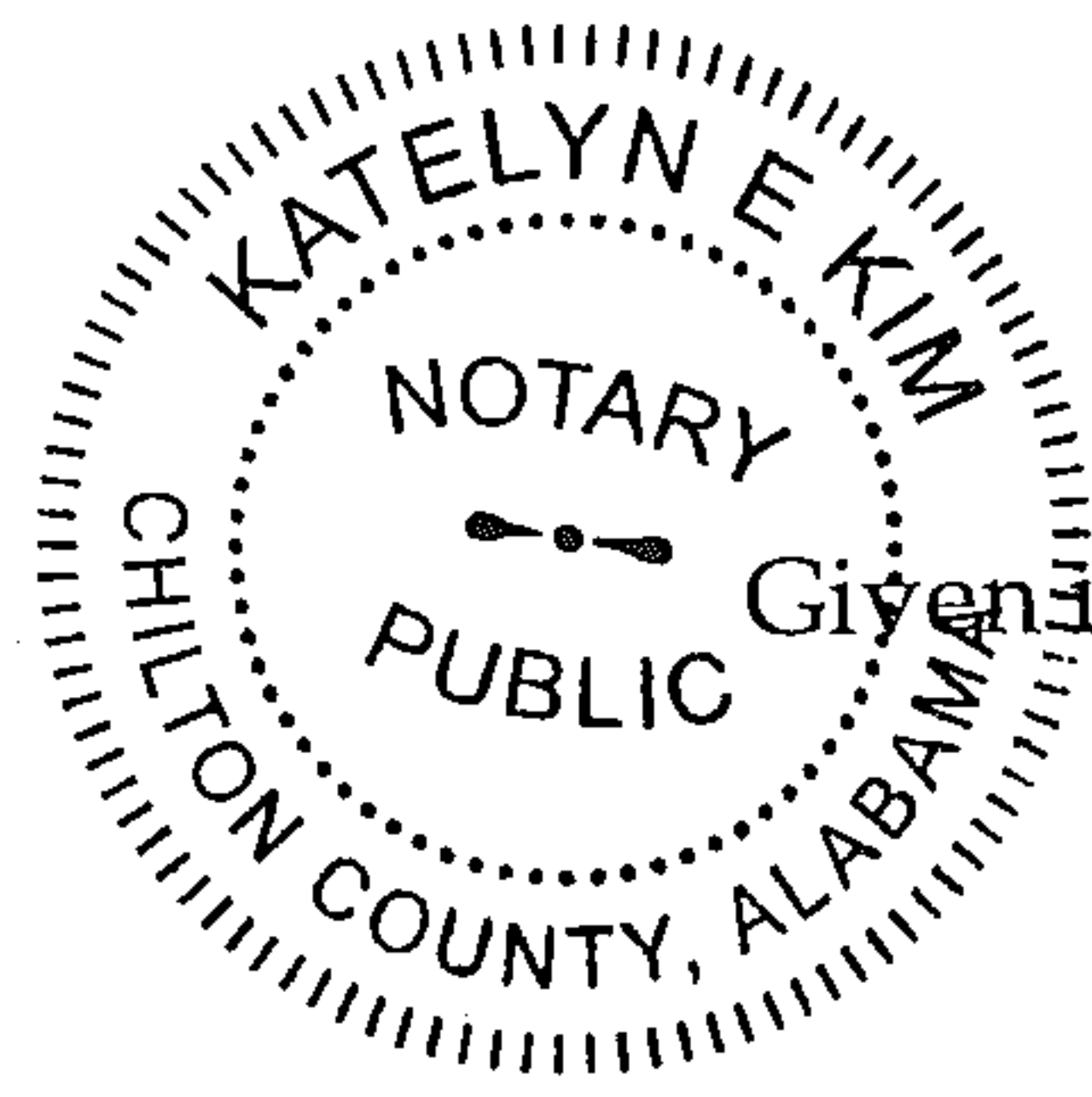
Ward Smith



Wanda Smith

STATE OF ALABAMA )  
COUNTY OF Stelby )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify **Ward Smith and Wanda Smith**, 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, (s)he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 29 day of April, 2025.

*Katelyn E Kim*

NOTARY PUBLIC

My Commission Expires: 12/03/25

Address of Grantee:

60387 Highway 25  
Huntsville, AL 35870

Address of Grantor:

60387 Highway 25  
Huntsville, AL 35870

Property Address:

8.76 acres, more or  
less in Shelby County, AL

Real Value: ~~60,000.00~~

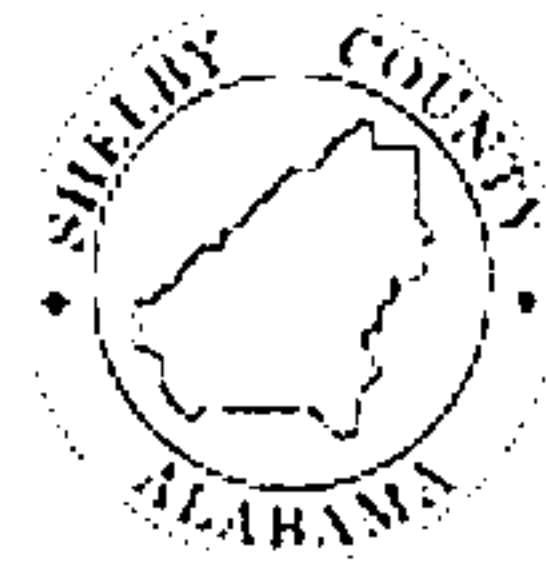
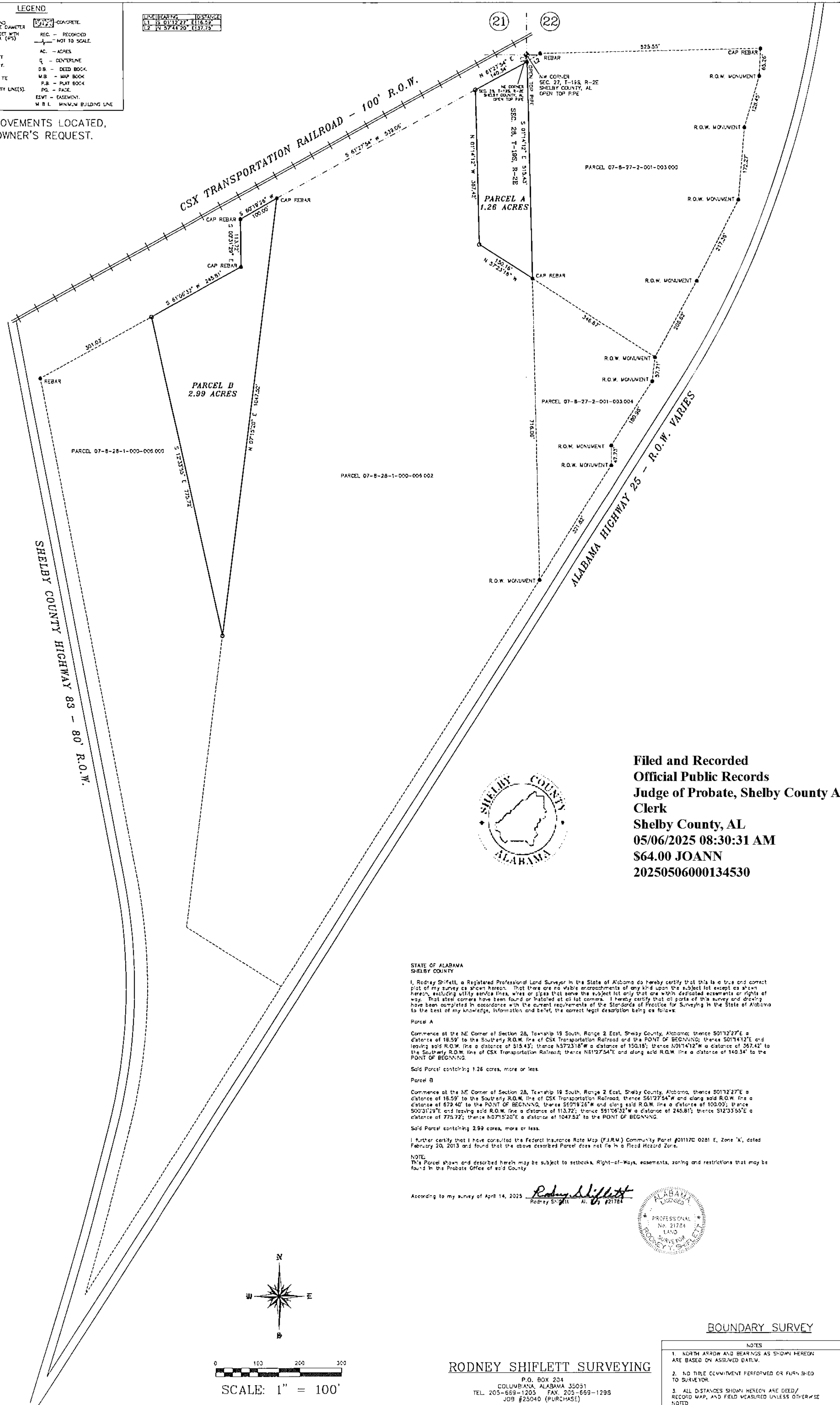
\$32,800.00

**LEGEND**

- - IRON PIN FOUND
- - 1/2" OUTSIDE DIAMETER
- - 3/4" REBAR SET WITH CAP STAMPED (P/S)
- - UTILITY POLE
- UP.S. - IRON PIN SET
- FRONT OF WAY
- 1/4" - 1/4" TE
- L- OVER-HEAD UTILITY LINE(S)
- X- FENCE
- CONCRETE
- REC. - RECORDED
- NOT TO SCALE
- AC. - ACRES
- C - CENTERLINE
- D.B. - DEED BOOK
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PL. - PLAT
- ESMT - EASEMENT
- M.B.L. - MINIMUM BUILDING LINE

DATE RECORDED	10/28/2024
AL. B. 0017277	1118.59
LA. N. 5744.20	1137.75

NO IMPROVEMENTS LOCATED, PER OWNER'S REQUEST.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 05/06/2025 08:30:31 AM  
 \$64.00 JOANN  
 20250506000134530

*Allie S. Bayl*

STATE OF ALABAMA  
 SHELBY COUNTY

I, Rodney Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plot of my survey as shown hereon. That there are no viable encroachments of any kind upon the subject lot except as shown hereon, including utility service lines, wires or pipes that serve the subject lot only that are within designated easements or rights of way. That steel corners have been found or marked at all lot corners. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, the correct legal description being as follows:

**Parcel A**  
 Commence at the NE Corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E a distance of 18.59' to the Southern R.O.W. line of CSX Transportation Railroad and the POINT OF BEGINNING; thence S01°14'12"E and leaving said R.O.W. line a distance of 515.43'; thence N57°23'18"W a distance of 150.18'; thence N01°14'12"W a distance of 367.42' to the Southern R.O.W. line of CSX Transportation Railroad; thence N81°27'54"E and along said R.O.W. line a distance of 140.14' to the POINT OF BEGINNING.  
 Said Parcel containing 1.26 acres, more or less.

**Parcel B**  
 Commence at the NE Corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E a distance of 18.59' to the Southern R.O.W. line of CSX Transportation Railroad; thence S61°27'54"W and along said R.O.W. line a distance of 679.40' to the POINT OF BEGINNING; thence S62°19'26"W and along said R.O.W. line a distance of 100.00'; thence S02°31'29"E and leaving said R.O.W. line a distance of 113.72'; thence S81°06'32"W a distance of 245.81'; thence S12°33'55"E a distance of 775.72'; thence N07°15'20"E a distance of 1047.52' to the POINT OF BEGINNING.  
 Said Parcel containing 2.99 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Parcel #01117C 0281 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:  
 This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of April 14, 2025, *Rodney Shiflett*  
 Rodney Shiflett, A.S., #21124



North arrow pointing up.

Scale: 1" = 100'

0 100 200 300

**RODNEY SHIFLETT SURVEYING**  
 P.O. BOX 204  
 COLUMBIANA, ALABAMA 35051  
 TEL. 205-669-1203 FAX. 205-669-1298  
 JOB #25040 (PURCHASE)

**BOUNDARY SURVEY**

NOTES

1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON ASSUMED DATUM.
2. NO TITLE COMMITMENT PERFORMED OR FURNISHED TO SURVEYOR.
3. ALL DISTANCES SHOWN HEREON ARE DEED/RECORD MAP, AND FIELD MEASURED UNLESS OTHERWISE NOTED.