

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Larry Pickett
115 Nelson Walker Road
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTEEN THOUSAND DOLLARS AND ZERO CENTS (\$15,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Timothy Smith, a Single* **man (herein referred to as Grantors)**, grant, bargain, sell and convey unto *Larry Pickett* **(herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at a point where the South line of the SE ¼ of NE ¼ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, intersects the East right of way line of the Egg and Buttermilk Road; thence East along the South line of said ¼- ¼ , 210 feet to a point; thence Northerly parallel with the East line of the said ¼ - ¼ , 210 feet to the point of beginning of the property being described; thence continue along last described course 147.58 feet to a point; thence 90 degrees 00 minutes right 147.58 feet; thence 90 degrees 00 minutes right 147.58 feet; thence 90 degrees 00 minutes right 147.58 feet to the point of beginning. Situated in Shelby County, Alabama.

Timothy Smith is the sole heir of Voncile Smith, who died on or about the 16th day of November, 2013.

This property constitutes no part of the homestead of the grantor.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

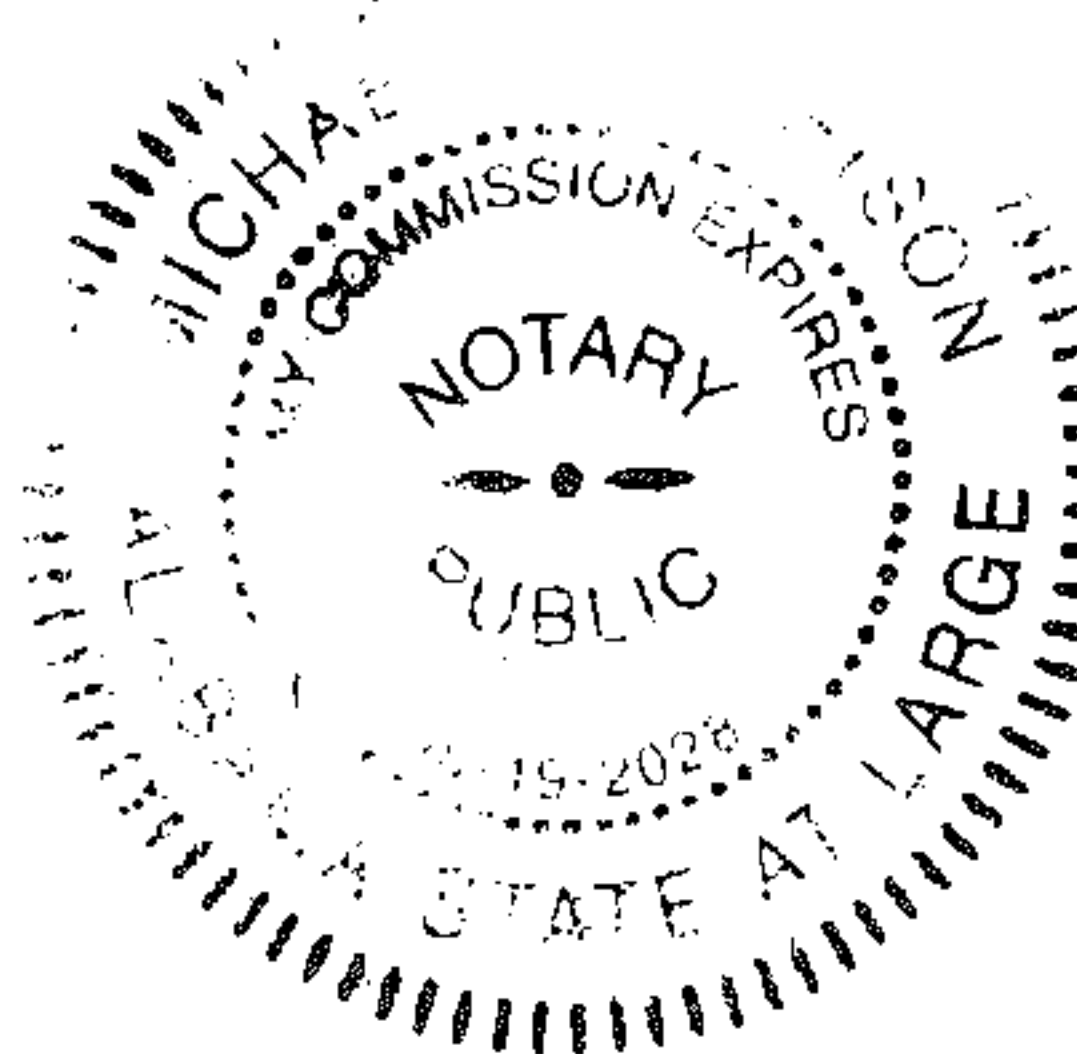
IN WITNESS WHEREOF, I have hereunto set my hand and seal this *5th* day of May, 2025.

STATE OF ALABAMA)
COUNTY OF SHELBY)

Timothy Smith
Timothy Smith

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Timothy Smith*, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *5th* day of May, 2025.



Michael Atchison
Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2025 09:30:27 AM
\$40.00 JOANN
20250506000135000

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Timothy Smith</u>	Grantee's Name	<u>Larry Pickett</u>
Mailing Address	<u>21021 Billmark Ave Apt A</u> <u>Austell, GA 30168</u>	Mailing Address	<u>115 Nelson Walker Rd</u> <u>Columbiana, AL 35051</u>
Property Address	<u>Egg and Buttermilk Rd</u> <u>Columbiana, AL 35055</u>	Date of Sale	<u>5/5/25</u>
		Total Purchase Price \$	<u>15,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 _____

Print Timothy Smith

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1