

This instrument prepared by:

Morrison Honea, LLC

101 North Main Street

Columbiana, Al 35051

Send Tax Notice to:

Mr. Zack Smith

695 County Rd 55

Wilsonville, Al 35186

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration

of the sum of **TEN DOLLARS and NO/100 (\$10.00)** and other good and valuable

considerations paid to the undersigned, the receipt whereof is acknowledged, I, **DAVE**

STINSON, an unmarried man **AND LINDA STINSON**, an unmarried woman(herein referred to

as GRANTORS) with full authority, do grant, bargain, sell and convey unto **ZACK AND**

CHELSY SMITH, a married couple, (herein referred to as GRANTEES), to own in FEE

SIMPLE, JTWROS, the following described real estate situated in Shelby County, Alabama to-

wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

- Subject to:
- a. General tax assessments, current and subsequent
 - b. Municipal fees and assessments, if any
 - c. Mineral rights if owned by Grantor
 - d. Easements, encroachments, and rights-of-ways shown or recorded thereto

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY, AND ITS INTENTION IS TO CONVEY ALL PROPERTIE(S) REFERENCED IN INSTRUMENT NUMBER 1999-17988, SHELBY COUNTY PROBATE OFFICE.

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and we, **DAVE AND LINDA STINSON**, do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all known encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

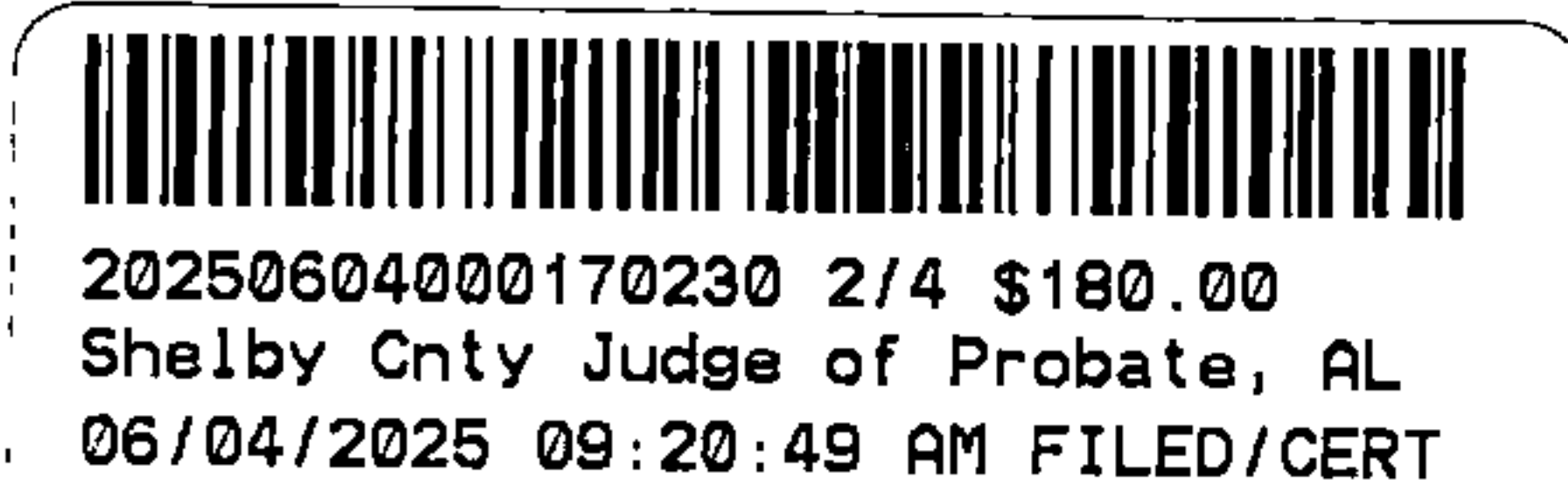
IN WITENSS WHEREOF, the Grantors have hereunto set their hand and seal on JUNE _____,
2025.

Dave Stinson

DAVE STINSON

Linda Stinson

LINDA STINSON



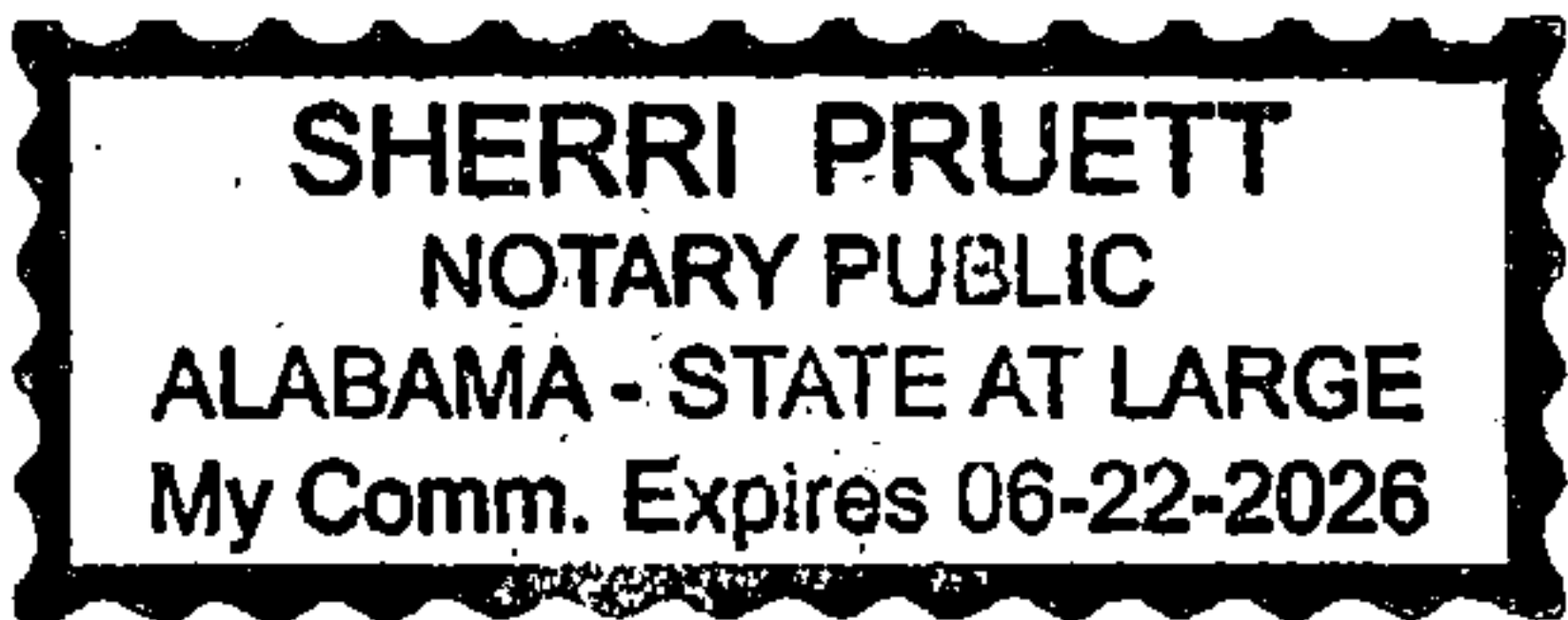
State of Alabama

County of SHELBY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that
DAVE AND LINDA STINSON, 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 conveyance, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2025.

Sherri Pruett



Notary Public

Commission expires: 6/22/26

EXHIBIT "A"
LEGAL DESCRIPTION



20250604000170230 3/4 \$180.00
Shelby Cnty Judge of Probate, AL
06/04/2025 09:20:49 AM FILED/CERT

PARCEL #2

From a 1/2-inch rebar at the true NW corner of the SW 1/4 of NE 1/4 of Section 5, Township 21 South, Range 1 East, run thence South along the West boundary of said SW 1/4 of NE 1/4 a distance of 57.50 feet to a 1/2-inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 1274.83 feet to a 1/2-inch rebar on the Northerly boundary of Shelby County Highway #55 (80-foot right of way); thence turn 105 degrees 18 minutes 01 seconds left and run 297.67 feet along said highway boundary and the following courses: 00 degrees 44 minutes 07 seconds left for 106.99 feet; 00 degrees 43 minutes 04 seconds left for 111.29 feet; 00 degrees 51 minutes 52 seconds left for 108.70 feet; thence turn 02 degrees 44 minutes left and run 80.83 feet along said highway boundary to a 1/2-inch rebar; thence turn 86 degrees 20 minutes 11 seconds left and run 215.55 feet to a 1/2-inch rebar; thence turn 64 degrees 34 minutes 08 seconds right and run 112.59 feet to a 1/2-inch rebar; thence turn 97 degrees 37 minutes 38 seconds right and run 239.67 feet to a 1/2-inch rebar on the Northerly boundary of aforementioned Shelby County Highway #55; thence turn 90 degrees 38 minutes 21 seconds left and run 55.55 feet along said highway boundary; thence turn 09 degrees 34 minutes 58 degrees left and run 101.97 feet along said highway boundary; thence turn 05 degrees 12 minutes 23 seconds left and 32.12 feet along said highway boundary to a 1/2-inch rebar; thence turn 96 degrees 25 minutes 36 seconds left and run 201.42 feet to a 1/2-inch rebar; thence turn 88 degrees 10 minutes 35 seconds right and run 278.21 feet to a 1/2-inch rebar on the Southerly boundary of a varying width easement for ingress and egress; thence turn 93 degrees 55 minutes 58 seconds left and run 271.16 feet along said easement boundary to a 1/2-inch rebar at the P.C. of a curve concave right and having a Delta Angle of 62 degrees 03 minutes 28 seconds and tangents of 118.04 feet; thence turn 31 degrees 01 minutes 44 seconds right and run a chord distance of 202.30 feet to a 1/2-inch rebar at the P.T. of said curve; thence turn 31 degrees 01 minutes 44 seconds right and run 211.90 feet along said easement boundary to a 1/2-inch rebar; thence turn 89 degrees 52 minutes 23 seconds left and run 606.62 feet to the point of beginning of herein described parcel of land.

According to survey of Sam W. Hickey, RLS #4848, dated October 3, 2001.

Real Estate Sales Validation Form

20250604000170230 4/4 \$180.00
Shelby Cnty Judge of Probate, AL
06/04/2025 09:20:49 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name DAVE & LINDA STINSON
Mailing Address 695 County Rd 55
Wilsonville, AL 35786

Grantee's Name Jack & CHELSY SMITH
Mailing Address 695 County Rd 55
Wilsonville, AL 35786

Property Address 641 CR 55
Wilsonville, AL 35786

Date of Sale 6-4-25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 148,810.00

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 6/3/25

Print W. Jeff Hance Sr.

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1