


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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Justin D. Smiley

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20250616000183500 1/4 \$100.00
Shelby Cnty Judge of Probate, AL
06/16/2025 10:40:23 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FOUR THOUSAND DOLLARS AND NO/00 DOLLARS (\$4,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Estate of Mary B. Smiley, Probate case # PR2016-000138, Shelby County, Alabama and Michael R. Smiley, a Married man, Joel D. Smiley a Married man and David W. Smiley a Married man* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Justin D. Smiley and Kayla B. Smiley husband and wife, as joint tenants with right of survivorship* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

See Attached Exhibit "A" for Legal Description

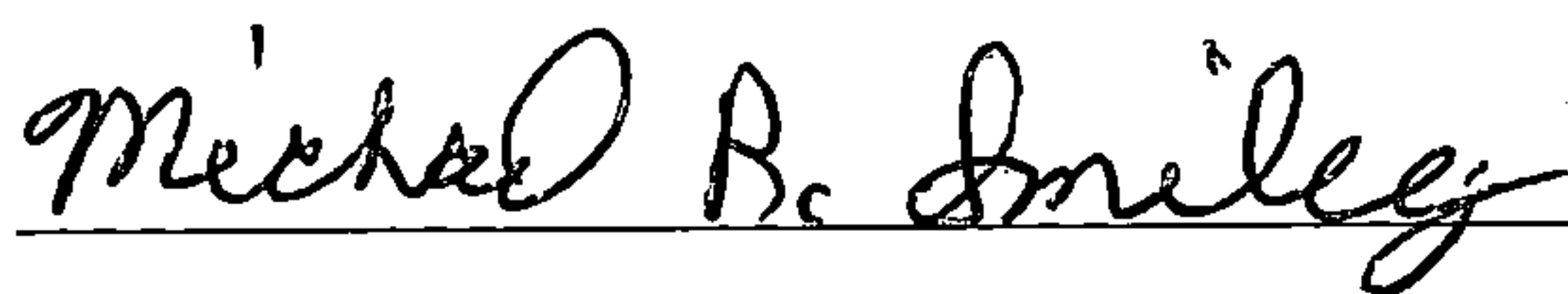
SUBJECT TO:

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

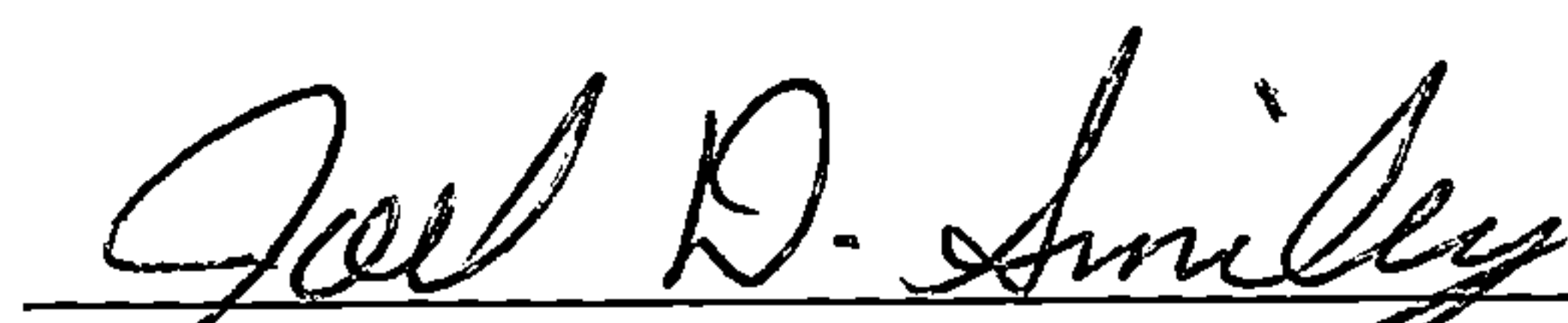
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 16 day of June 2025.
Estate of Mary B. Smiley, Probate Court #PR2016-000138 Shelby County, Alabama.



Michael R. Smiley Individually and as Co-Personal Representative



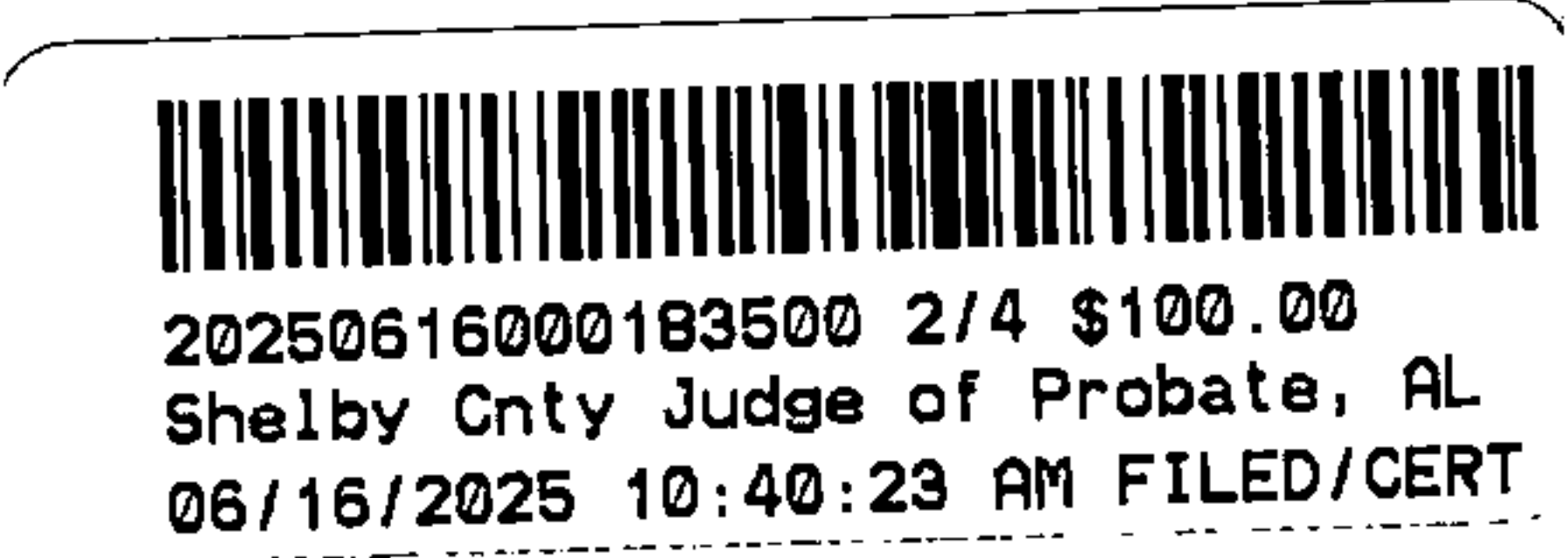
Joel D. Smiley Individually and as Co-Personal Representative



David W. Smiley Individually and as Co-Personal Representative

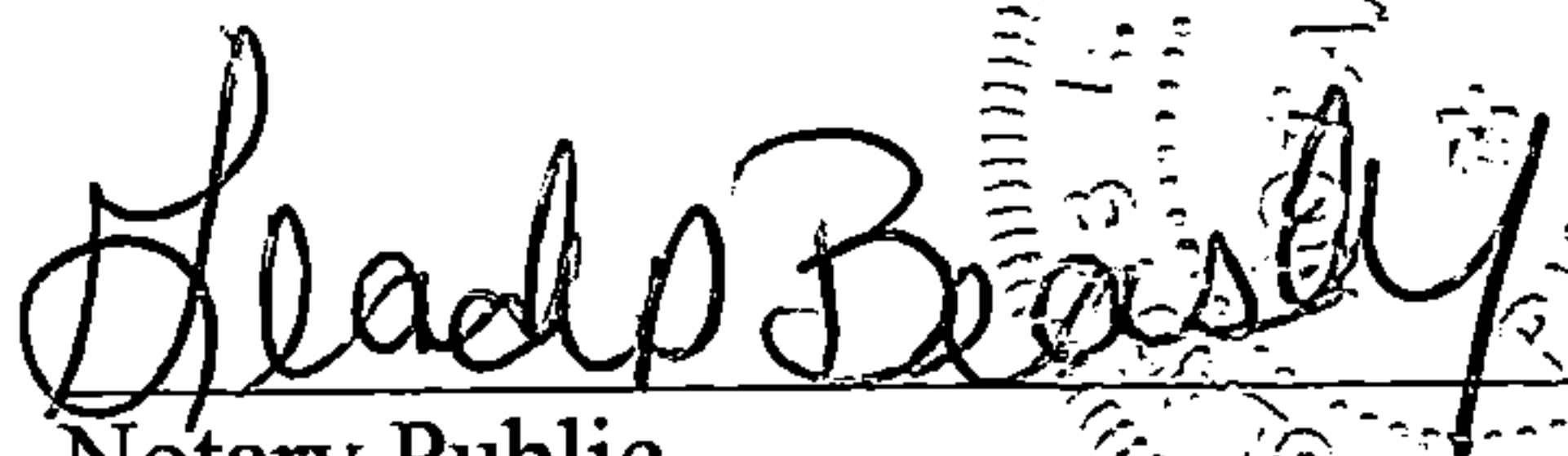
Shelby County, AL 06/16/2025
State of Alabama
Deed Tax: \$64.00

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Michael R. Smiley individually as Co-Personal Representative of the Estate of Mary B. Smiley, Probate Case # PR2016-000138, Shelby County, Alabama** whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of June 2025.


Notary Public
My Commission Expires:

My Commission Expires May 11, 2026

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Joel D. Smiley, individually as Co-Personal Representative of the Estate of Mary B. Smiley, Probate Case # PR2016-000138, Shelby County, Alabama** whose names are 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, they executed the same voluntarily on the day the same bears date.

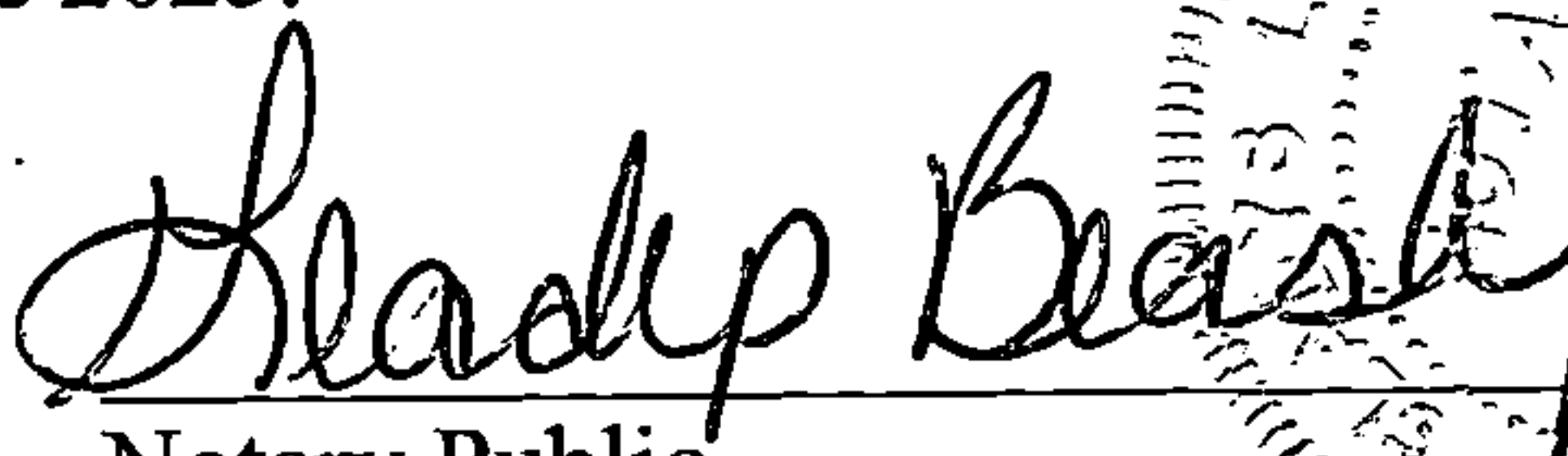
Given under my hand and official seal this 16 day of June 2025.


Notary Public
My Commission Expires May 11, 2026

STATE OF ALABAMA)
COUNTY OF SHELBY)

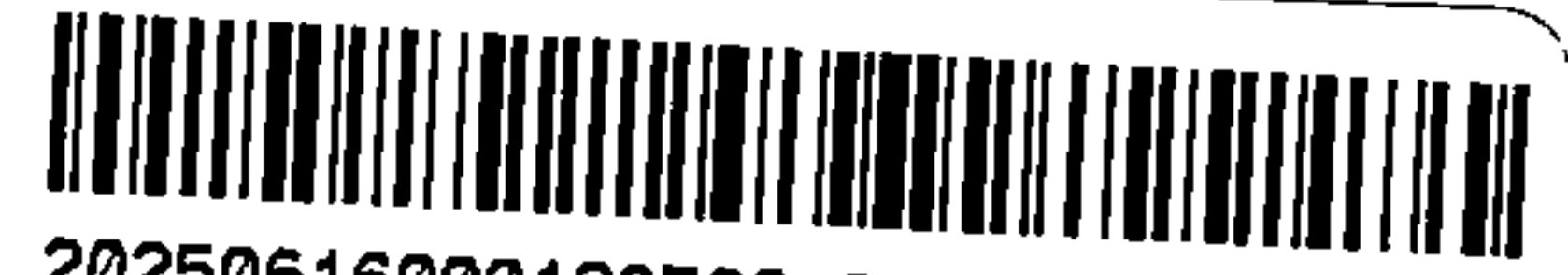
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **David W. Smiley, as Individually and Co-Personal Representative of the Estate of Mary B. Smiley, Probate Case #PR20160-000138, Shelby County, Alabama** whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of June 2025.


Notary Public
My Commission Expires:

My Commission Expires May 11, 2026

Exhibit A



20250616000183500 3/4 \$100.00
Shelby Cnty Judge of Probate, AL
06/16/2025 10:40:23 AM FILED/CERT

Start at ½ mile corner on West side Section 25, Township 19 South, Range 2 East and run North along this line 1073.9 feet; thence angle right 48 deg. 06' a distance of 1020.9 feet: thence angle right 39 deg. 53' a distance of 119.7 feet to the point of beginning: thence run 53 deg. 40" ;eft 195 feet; thence run 90 deg. O' left 210 feet; thence run 90 deg. O' left 195 feet; thence run 90 deg. O' left 210 feet to the point of beginning.

Real Estate Sales Validation Form

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

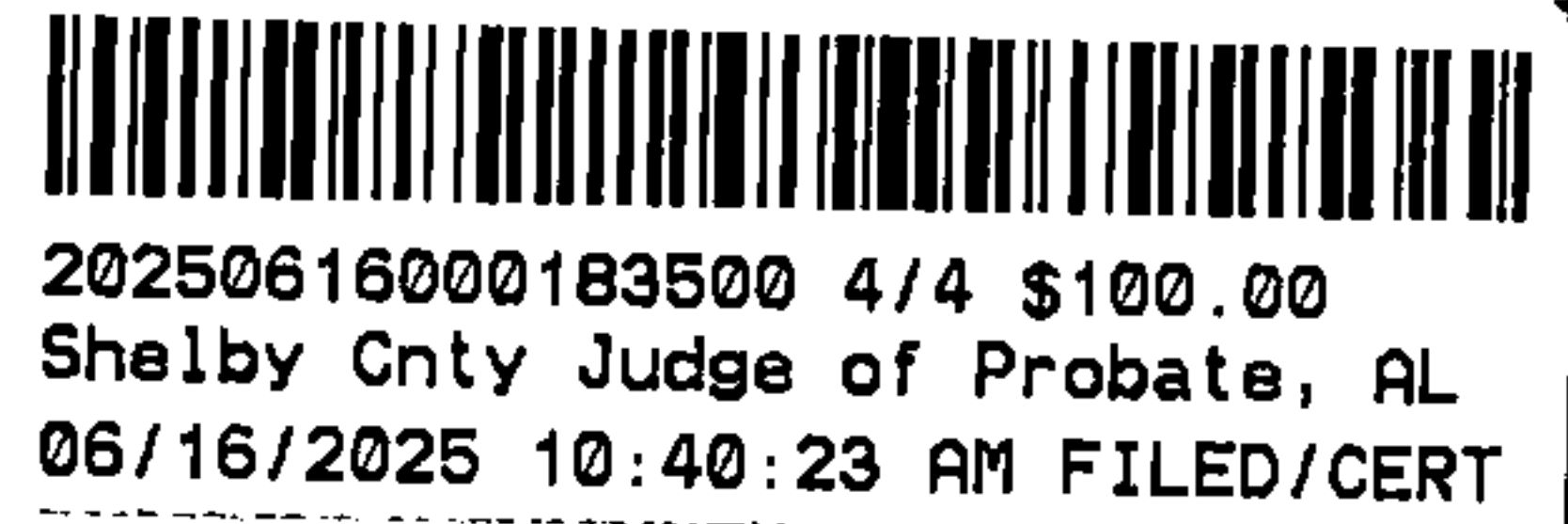
Grantor's Name Michael R. Smiley
Mailing Address 155 MISLETOE LN
VINCENT AL 35178

Grantee's Name Justin D. Smiley
Mailing Address 9970 GALLUPS CROSSROADS
HARPERSVILLE AL 35078

Property Address 4321 HWY 85
VINCENT AL 35178

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

Assessor's Market Value \$ 63,910



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 Tax Value

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 6/14/25

Print Joel D. Smiley

Unattested

(verified by)

Sign

Joel D. Smiley

(Grantor/Grantee/Owner/Agent) circle one