

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
VICTORIA SMITH
201 LAKE VIEW CIRCLE
VANDIVER, AL 35176

WARRANTY DEED WITH LIFE ESTATE RESERVATION

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration TEN and 00/100 Dollars (\$10.00) to the undersigned Grantors, **VICTORIA SMITH, A UNMARRIED WOMAN** (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **BENJAMIN JAMES WEEKS** (herein referred to as GRANTEES) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" MADE A PART HERETO BY REFERENCE

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.

VICTORIA SMITH HEREBY RESERVES A LIFE ESTATE IN SAID PROPERTY.

VICTORIA SMITH IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN SHELBY COUNTY INSTRUMENT 200212200000637410. JAMES L. SMITH DIED ON OR ABOUT 4-10-2007

SUBJECT TO:

- 1) Rights of claims of parties in possession not shown by the public record.
- 2) Easements, or claims of easements, not shown by public record.
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.
- 5) Easements of record.
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described.

TO HAVE AND TO HOLD and said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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 WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 7th day of July, 2025.

Victoria Smith
VICTORIA SMITH

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **VICTORIA SMITH**, whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2025.

[Signature]
Notary Public

My Commission Expires:

3/11/28

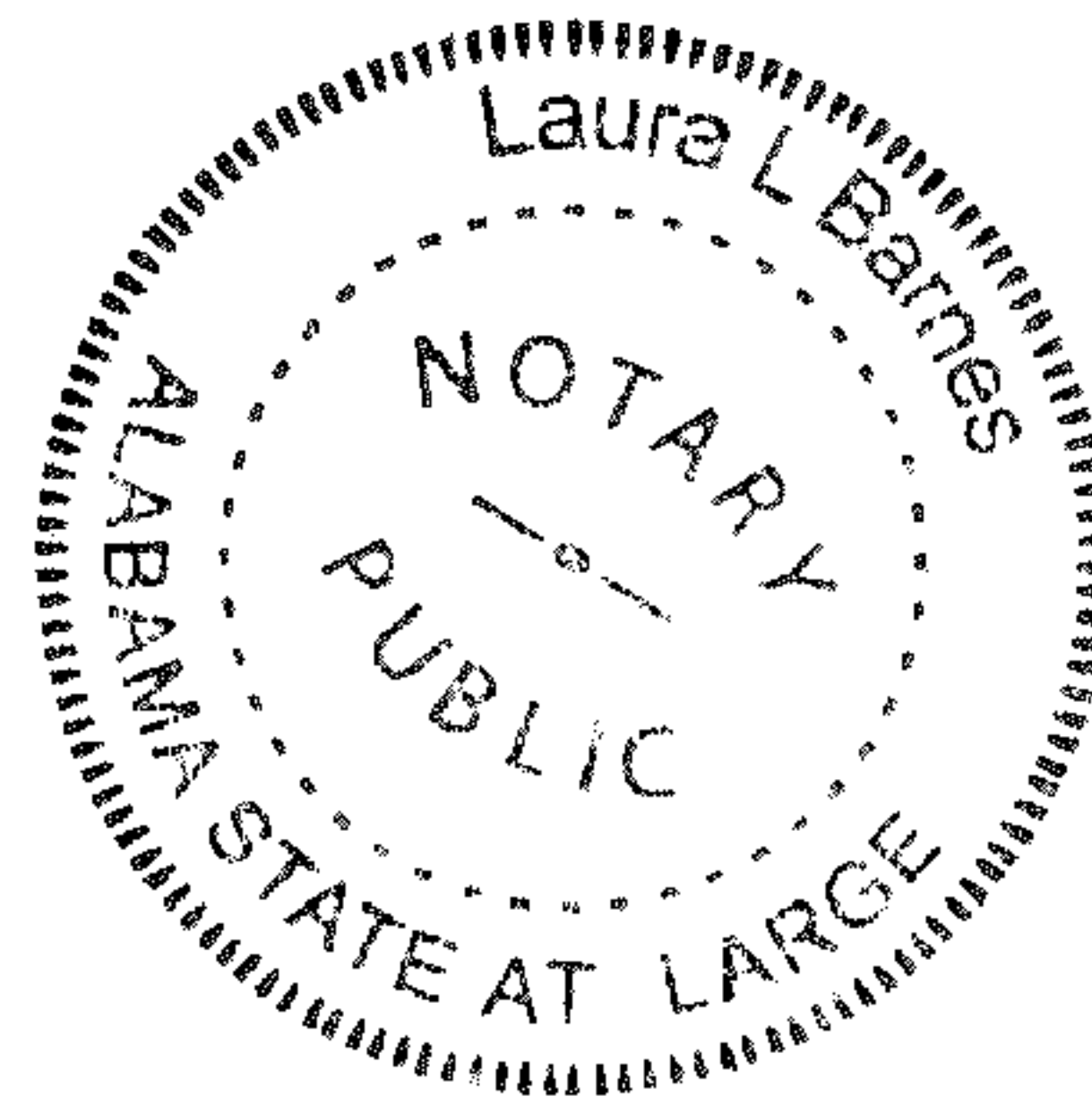


EXHIBIT "A"

PARCEL ONE:

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, for a POINT OF BEGINNING; thence run North 0 degrees 21 minutes 22 seconds West and along the West line for a distance of 550.57 feet; thence turn 87 degrees 06 minutes 22 seconds to the right and run North 86 degrees 45 minutes East for 180.47 feet; thence turn 24 degrees 14 minutes to the left and run North 57 degrees 31 minutes East for 219.68 feet; thence turn 90 degrees 00 minutes to the left and run North 32 degrees 29 minutes West for 21.50 feet; thence turn 78 degrees 55 minutes to the right and run North 57 degrees 11 minutes East for 200.0 feet; thence turn 88 degrees 20 minutes to the right and run South 32 degrees 23 minutes East for 176.20 feet; thence turn 76 degrees 29 minutes 43 seconds to the right and run South 44 degrees 00 minutes 43 seconds West for 1096.46 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

PARCEL TWO:

A part of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, more particularly described as follows: Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 9, thence North 89 degrees 33 minutes 30 seconds East and along the North line of said 1/4-1/4 Section, 379.14 feet; thence South 256.89 feet to the POINT OF BEGINNING, said point being on a curve and on the Southeasterly Right-of-Way line of a 30 foot public road; thence South 32 degrees 28 minutes East 220 feet; thence South 46 degrees 27 minutes West, 200 feet; thence North 32 degrees 28 minutes West 220 feet to a point on the Southeasterly Right-of-Way line of said road, said point also being the point of curvature of a curve to the right having a radius of 392.77 feet and a central angle of 29 degrees 30 minutes; thence run in a Northeasterly direction along the arc of said curve, 202.23 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: Victoria Smith

Grantee's Name: Benjamin James Weeks

Mailing Address: 201 Lake View Circle
Vandiver, AL 35176

Mailing Address: 201 Lake View Circle
Vandiver, AL 35176

Property Address: 201 Lake View Circle
Vandiver, AL 35176

Date of Sale: 7/7/25
Total Purchase Price: \$ _____
Actual Value: \$ _____
Or
Assessor's Market Value: \$ 243,630

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
 Appraisal
 Sales Contract
 Closing Statement
 Appraisal
 Other Tax Assessment

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: 7/7/25

Print: _____

Sign: [Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2025 08:26:16 AM
\$275.00 JOANN
20250707000203450

Allen S. Boyd