

This Instrument was Prepared by:

Send Tax Notice To: Callie Smelley

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

21375 Highway 55
Stevens, AL 35147

File No.: MV-25-30714

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Walter Smelley, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Callie Smelley**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse, if any.

of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of August, 2025.

Walter Smelley
Walter Smelley

State of Alabama

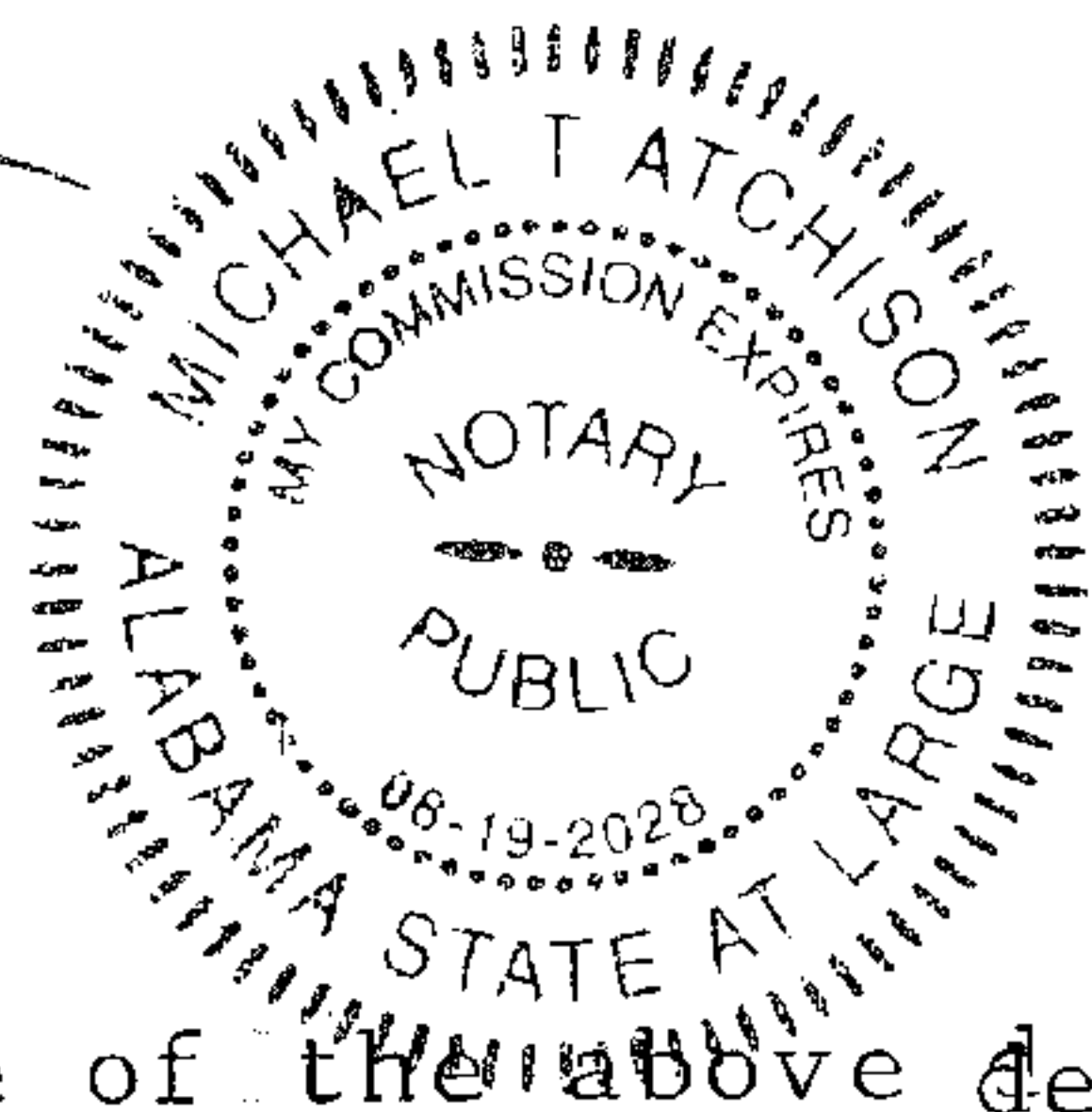
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Walter Smelley, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August, 2025

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28



\$245,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the S 1/2 of the NE 1/4 of Section 5, Township 18 South, Range 2 East, lying West of Shelby County Highway No. 55, except the following tract: Commence at the NW corner of said S 1/2 of the NE 1/4 of said section; thence East along the North line of same a distance of 639.0 feet to the point of beginning; thence 8 degrees 31 minutes 11 seconds to the right in a southeasterly direction a distance of 449.35 feet; thence 9 degrees 18 minutes 03 seconds to the right in a southeasterly direction a distance of 114.00 feet; thence 14 degrees 58 minutes to the left in an easterly direction a distance of 55.50 feet; thence 6 degrees 47 minutes to the right in a southeasterly direction a distance of 579.52 feet; thence 102 degrees 59 minutes to the left in a northerly direction a distance of 200.48 feet to the North line of said S 1/2; thence 86 degrees 36 minutes to the left in a westerly direction along said North line a distance of 1167.97 feet to the point of beginning. ALSO: An easement for right of way for gas, electric, and telephone lines on, over and across the following described parcel, vix: Begin at the SW corner of the NW 1/4 of NE 1/4 of Section 5, Township 18 South, Range 2 East and run east along the South line of said 1/4-1/4 section a distance of 30.0 feet; thence run North and parallel with the West line of said 1/4-1/4 section a distance of 1093.39 feet, more or less, to the centerline of Magnolia Lane, as described by deed recorded in Deed Book 248, Page 505, Office of Judge of Probate of Shelby County, Alabama; thence run westerly along the centerline of said Magnolia Lane to a point on the West line of said 1/4-1/4 section; thence run South along the West line of said 1/4-1/4 section a distance of 1093.39 feet to the point of beginning. Situated in Shelby County, Alabama

Real Estate Sales Validation Form

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

Grantor's Name Walter Smelley
Mailing Address 21375 Hwy 55, Sterrett, AL 35147
Property Address 21375 Hwy 55, Sterrett, AL 35147

Grantee's Name Callie Smelley
Mailing Address 21375 Hwy 55, AL Sterrett AL 35147
Date of Sale August 14, 2025
Total Purchase Price 240,000
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)

Bill of Sale Appraisal
xx Sales Contract Other
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 of 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).

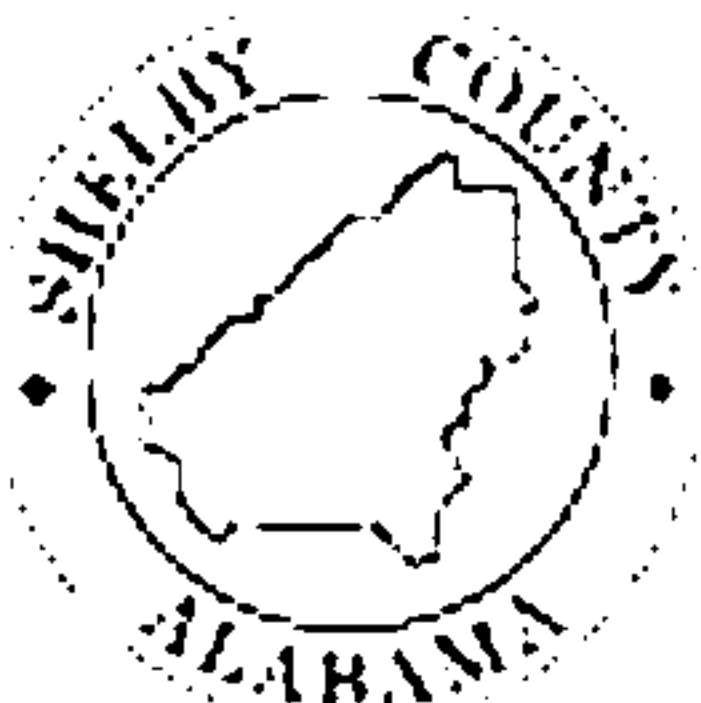
Date August 11, 2025

Print Walter Smelley

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2025 03:03:49 PM
\$268.00 JOANN
20250814000249610



Callie S. Bayl