

This instrument was prepared
without benefit of title search by:
Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

Send Tax Notice To:
Paul B. Smith & Patricia L. Smith
4265 Highway 18
Montevallo, AL 35115

State of Alabama §
 §
Shelby County § *Warranty Deed*
 § *Jointly for Life with Right of Survivorship*

Know All Men By These Presents:

That in consideration of **One Hundred Thirty Thousand and NO/100 (\$130,000.00) Dollars**, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Frank J. Flow and Cheryl L. Flow, husband and wife, whose address is 139 Maddigan Circle, Calera, AL 35040**, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto **Paul B. Smith and Patricia L. Smith, husband and wife, whose address is 4265 Highway 18, Montevallo, AL 35115**, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Subject to the Restriction as recorded in Instrument # 2002-01456

Also includes an Easement for Ingress, Egress & Utilities as recorded in Instrument # 20020000145600000, a copy of which is attached hereto as Exhibit "B".

THE ATTACHED BEING THE SURVEYED LEGAL DESCRIPTION IN ACCORDANCE WITH THE SURVEY DATED 10/16/2000 PREPARED BY STEVEN H. GAY, PROFESSIONAL LAND SURVEYOR, REG NO. 17522.

SOURCE OF TITLE: Instrument #2002-01456

Grantors hereby certify that the property herein being conveyed does not constitute the Grantors' homestead.

PROPERTY ADDRESS:

**20.361 acres +/- Located on County Rd 986
Montevallo, AL 35115**

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and

also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said Grantee, absolutely in fee simple.

And we do for ourselves and for our heirs, executors, assigns, and administrators covenant with the said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; 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 Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of September, 2025.

Frank J. Flow (SEAL)
FRANK J. FLOW

Cheryl L. Flow (SEAL)
CHERYL L. FLOW

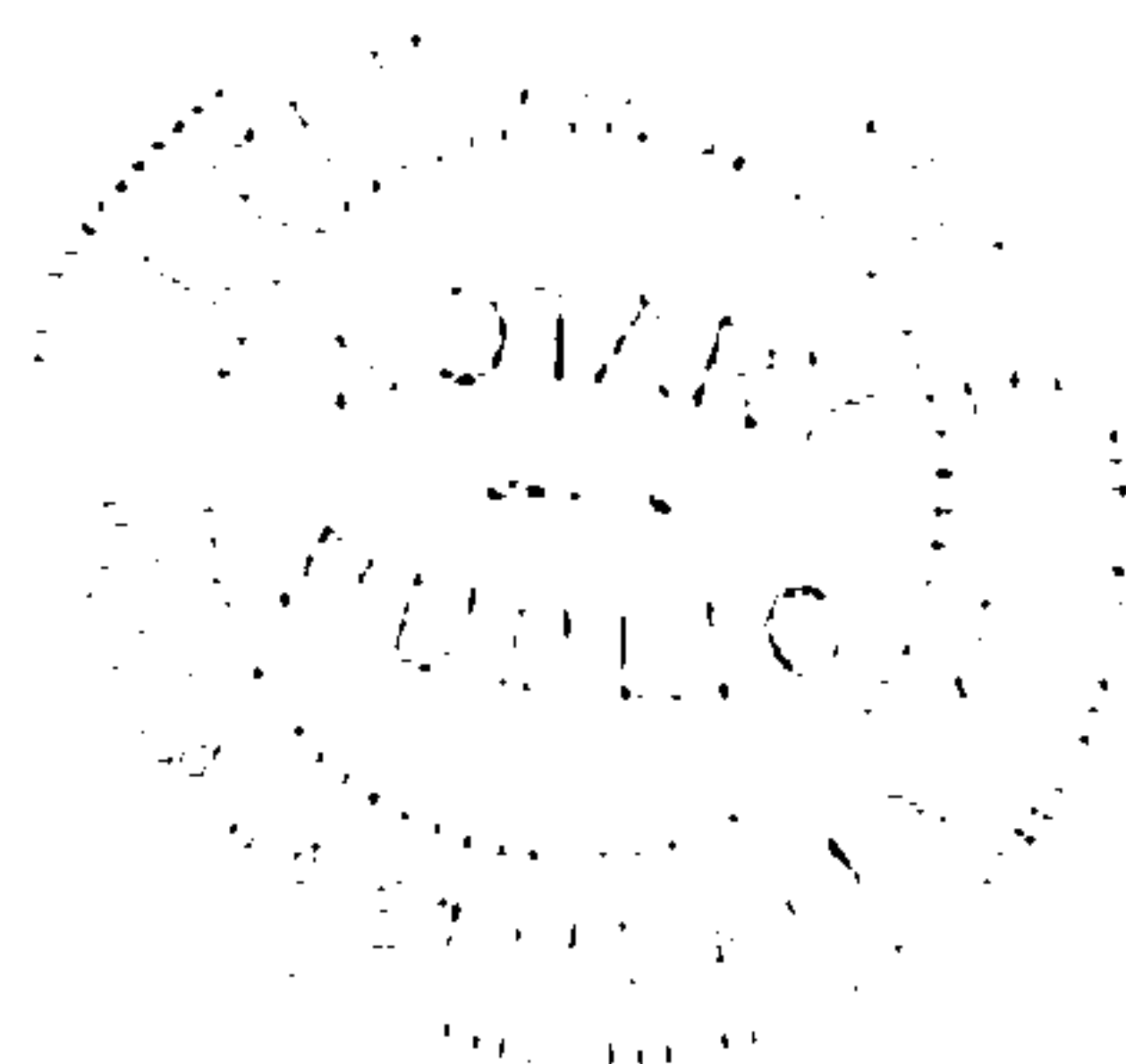
STATE OF ALABAMA §
COUNTY OF Bibb §

GENERAL ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank J. Flow and Cheryl L. Flow, whose names are signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily as their own act on the day the same bears date.

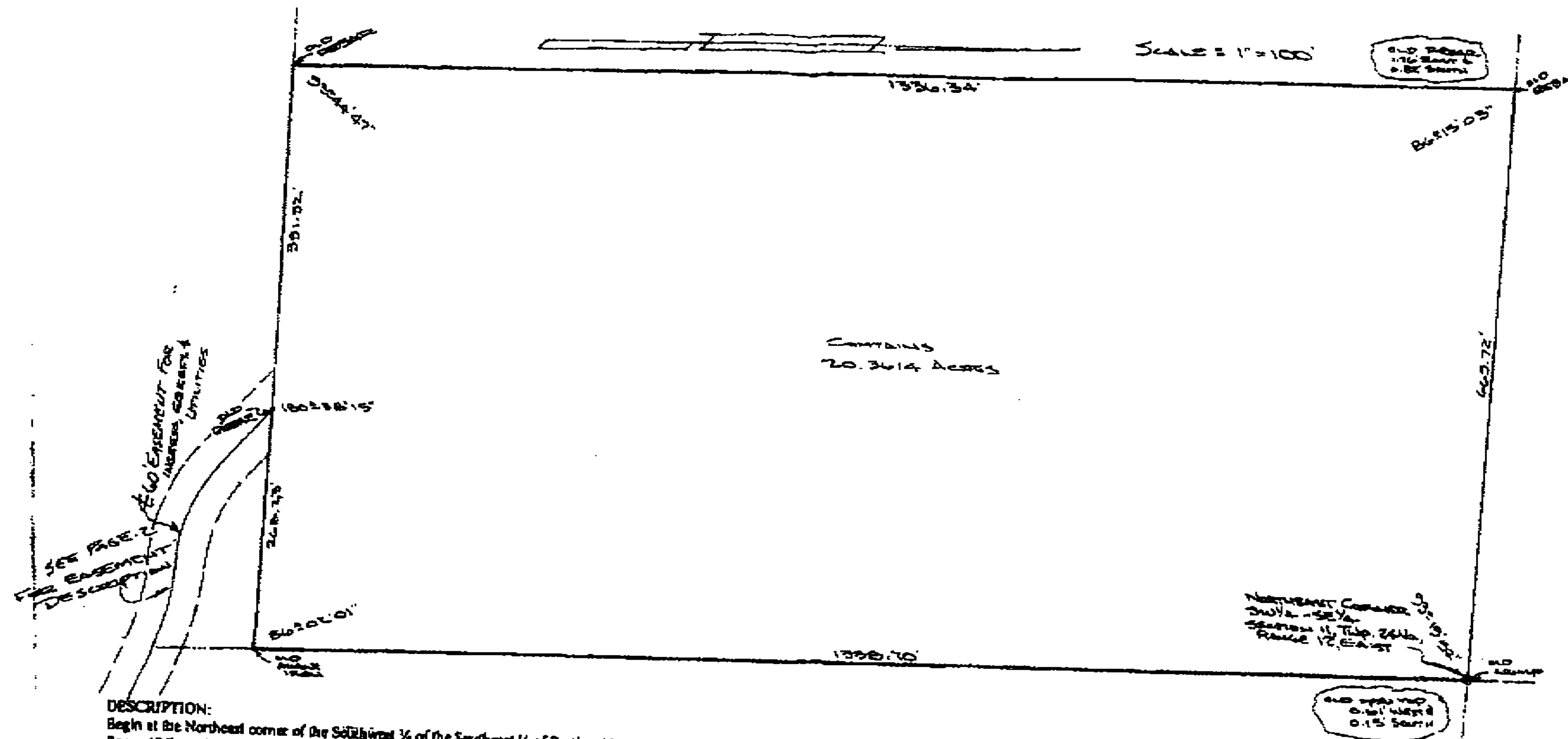
Given under my hand and official seal this 29th day of September, 2025.

Wendell Cole
Notary Public
My Commission Expires: 1/19/2027



EXHIBIT

"A"



DESCRIPTION:

Begin at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 24 North, Range 12 East; thence run West along the North line of the SW 1/4 of the SE 1/4 for 669.72'; thence turn an angle to the left of 93° 44' 57" and run South for 1336.34'; thence turn an angle to the left of 86° 15' 13" and run East for 391.92'; thence turn an angle to the right of 0° 38' 15" and run East for 268.23'; thence turn an angle to the left of 93° 57' 59" and run North along the East line of the SW 1/4 of the SE 1/4 for 1338.70' to the point of beginning. Contains 20.3614 Acres.

STATE OF ALABAMA
DUNBAR COUNTY

I, Steven H. Gay, a Registered Professional Land Surveyor do hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the minimum technical standards for the practice of Land Surveying in the State of Alabama.

Date: OCTOBER 16, 2000
Collected Range No. 1-7-2002

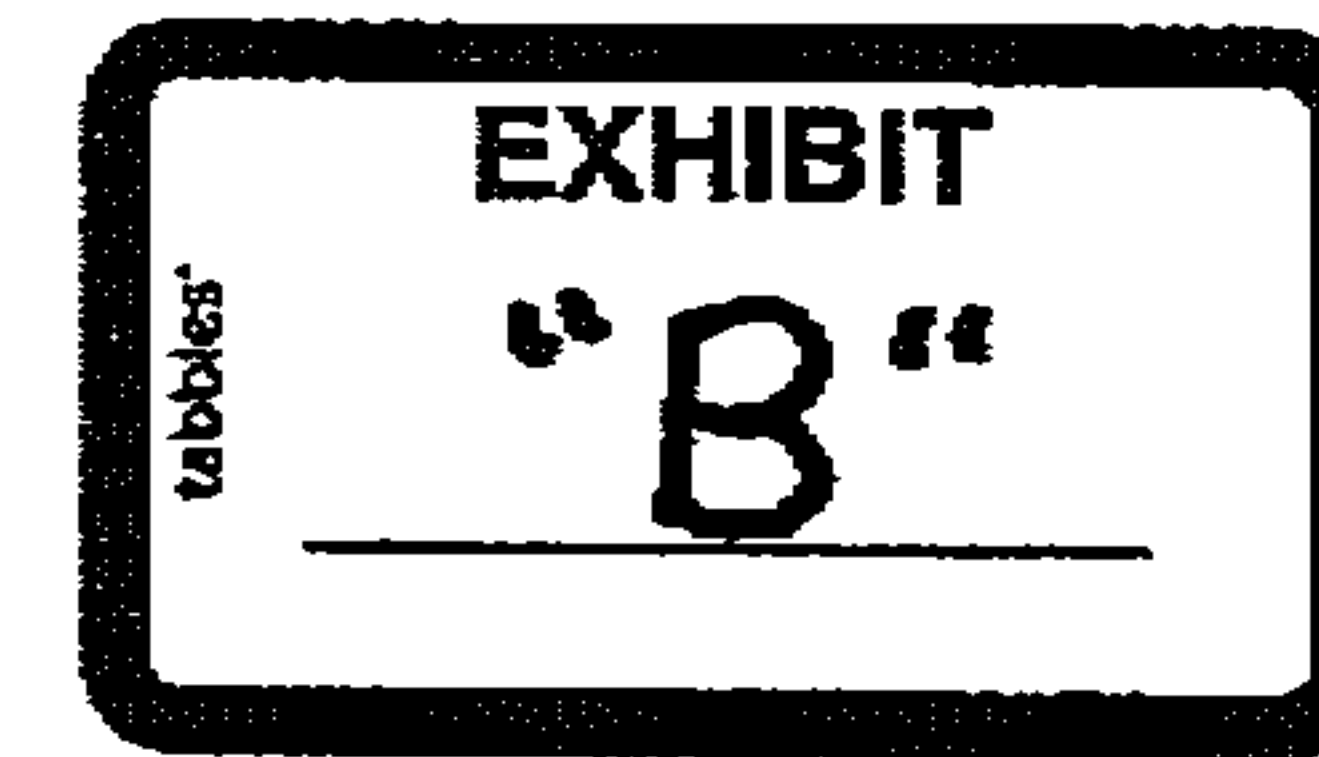
Steven H. Gay
Steven H. Gay, Reg. No. 17522

STEVE GAY SURVEYING
2394 CR. RD. #1
DENVER, AL 35604
781-8241

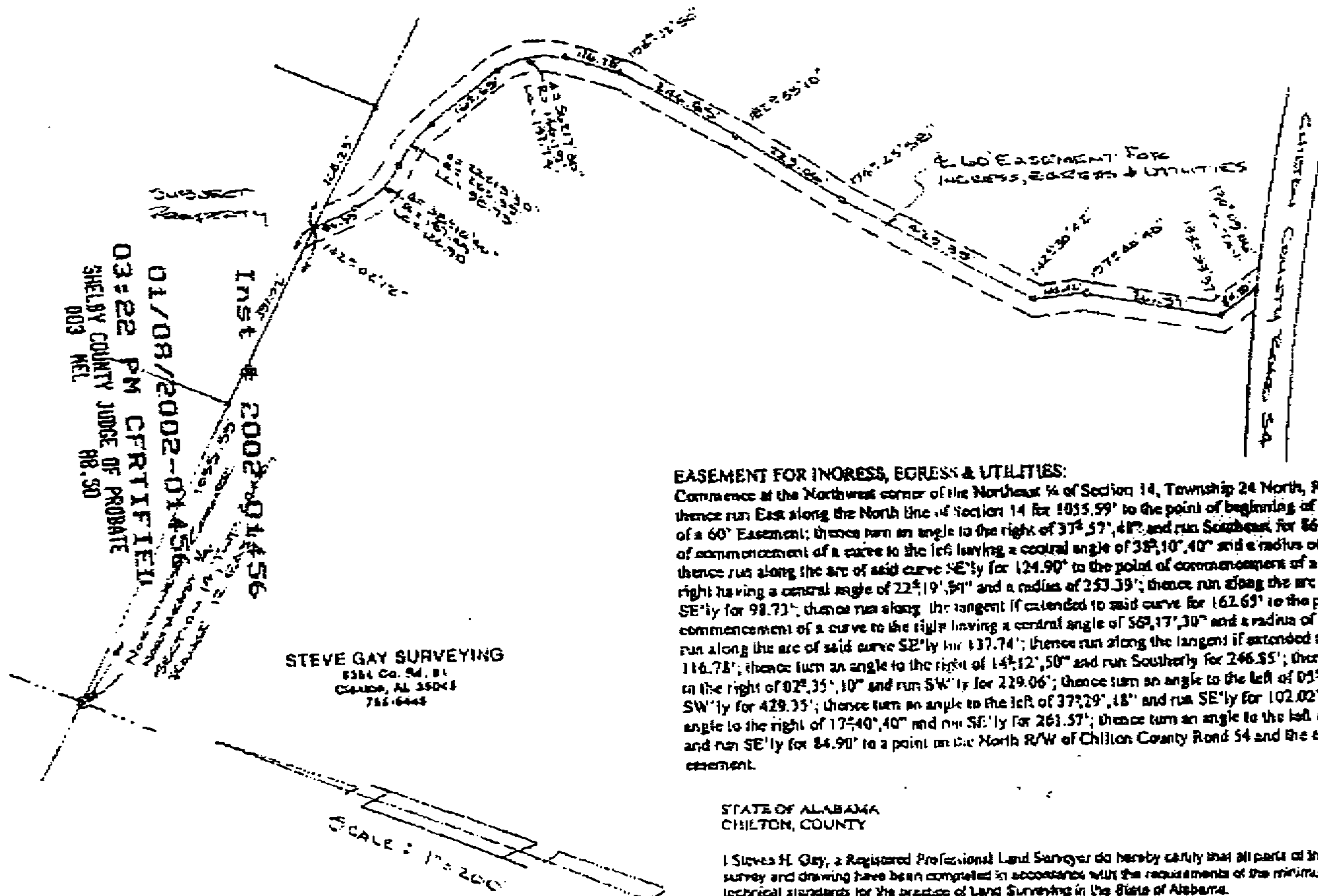
PAGE 1 OF 2



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/30/2025 08:06:28 AM
 \$161.00 KELSEY
 20250930000298080



Allen S. Bayl



EASEMENT FOR INGRESS, EGRESS & UTILITIES:

Commence at the Northwest corner of the Northeast 1/4 of Section 14, Township 24 North, Range 12 East; thence run East along the North line of Section 14 for 1455.99' to the point of beginning of the correction of a 60' Easement; thence turn an angle to the right of 37° 57' 48" and run Southeast for 86.33' to the point of commencement of a curve to the left having a central angle of 38° 10' 40" and a radius of 187.45'; thence run along the arc of said curve SE'ly for 124.90' to the point of commencement of a curve to the right having a central angle of 22° 19' 51" and a radius of 253.39'; thence run along the arc of said curve SE'ly for 98.73'; thence run along the tangent if extended to said curve for 162.63' to the point of commencement of a curve to the right having a central angle of 56° 17' 30" and a radius of 140.19'; thence run along the arc of said curve SE'ly for 137.74'; thence run along the tangent if extended to said curve for 116.78'; thence turn an angle to the right of 14° 12' 50" and run Southerly for 246.55'; thence turn an angle to the right of 02° 35' 10" and run SW'ly for 229.06'; thence turn an angle to the left of 03° 36' 02" and run SW'ly for 429.35'; thence turn an angle to the left of 37° 29' 18" and run SE'ly for 102.02'; thence turn an angle to the right of 17° 40' 40" and run SE'ly for 261.57'; thence turn an angle to the left of 45° 06' 23" and run SE'ly for 84.90' to a point on the North R/W of Chilton County Road 54 and the end of said easement.

STATE OF ALABAMA
 CHILTON COUNTY

I, Steven H. Gay, a Registered Professional Land Surveyor do hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the minimum technical standards for the practice of Land Surveying in the State of Alabama.

Date January 7, 2002

Steven H. Gay
 Steven H. Gay, Reg. No. 17521