

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Breland E. Booth & Andrew M. Dennis
1060 S. Hampton Place
Birmingham, AL 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **RANDY L. SMITH and CRYSTAL L. SMITH, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **BRELAND E. BOOTH and ANDREW M. DENNIS** (hereinafter referred to as Grantees), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$225,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 9th day of October, 2025.



RANDY L. SMITH



CRYSTAL L. SMITH

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **RANDY L. SMITH and CRYSTAL L. SMITH**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of October, 2025.

NOTARY PUBLIC
My commission expires:

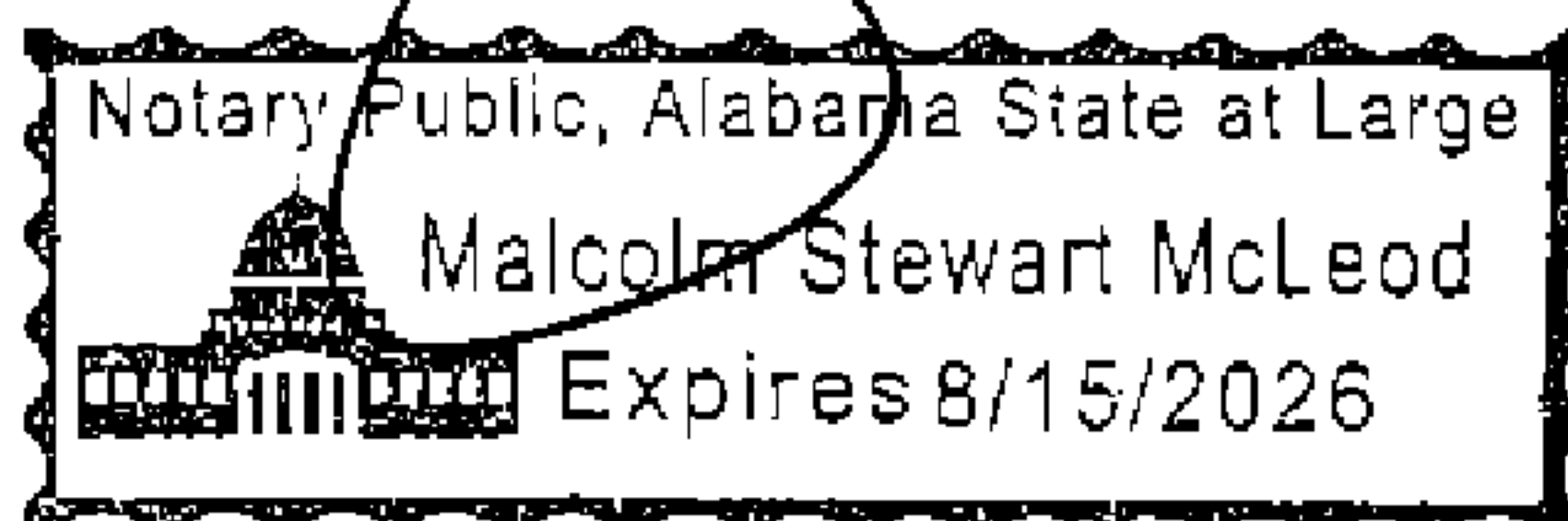


Exhibit "A" – Legal Description

The Land referred to herein below is situated in the County of Shelby, and is described as follows:

PARCEL I:

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, said point being the point of beginning; Thence run north along said 1/4-1/4 line a distance of 333.30 feet; Thence turn an angle of 91 degrees 11 minutes 43 seconds left and run a distance of 1344.22 feet; Thence turn an angle of 88 degrees 15 minutes 11 seconds left and run a distance of 336.07 feet; Thence turn an angle of 91 degrees 51 minutes 40 seconds left and run a distance of 1347.51 feet to the point of beginning.

PARCEL II:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, thence run North along said 1/4 - 1/4 line a distance of 333.30 feet to the Point of Beginning; thence continue along last described course a distance of 333.31 feet; thence turn an angle of 91° 04' 50" left and run a distance of 1340.93 feet; thence turn an angle of 88° 22' 50" left and run a distance of 336.06 feet; thence turn an angle of 91° 44' 49" left and run a distance of 1344.22 feet to the Point of Beginning.

PARCEL III:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, said point being the Point of Beginning; thence run West along said 1/4 - 1/4 line a distance of 1334.36 feet; thence turn an angle of 88° 35' 59" left and run a distance of 672.16 feet; thence turn an angle of 91° 37' 55" left and run a distance of 1340.93 feet; thence turn an angle of 88° 55' 10" left and run a distance of 666.61 feet to the Point of Beginning.

PARCEL IV:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of above said 1/4 - 1/4, said point being the Point of Beginning; thence North 88° 00' 14" East, a distance of 119.38 feet to a point on the Westerly ROW line of Shelby County Highway 37, 80 foot ROW; thence South 11° 24' 56" and along said ROW line, a distance of 287.60 feet; thence South 82° 46' 39" West and leaving said ROW line, a distance of 177.64 feet; thence North 00° 00' 00" East, a distance of 300.08 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 RANDY L. SMITH and CRYSTAL L. SMITHGrantee's Name BRELAND E. BOOTH and ANDREW M. DENNISMailing Address 215 VERDA GREEN LANE
COLUMBIANA, AL 35051Mailing Address 1060 HAMPTON PL.
BIRMINGHAM, AL 35242Property Address 215 VERDA GREEN LANE
COLUMBIANA, AL 35051Date of Sale October 9, 2025Total Purchase Price \$225,000.00

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
 Sales Contract
 X 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 October 9, 2025Print Malcolm S. McLeod UnattestedSign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/13/2025 08:17:29 AM
 \$256.00 PAYGE
 20251013000314050

Allen S. Bayl