

SEND TAX NOTICE TO:

Christopher Smith and Skylar Smith
3463 Highway 13
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Daniel Jenkins and Nicole Speir Jenkins, husband and wife**, whose address is 235 Jenkins Farm Rd., Helena, AL 35080, (hereinafter "Grantor", whether one or more), by **Christopher Smith and Skylar Smith**, whose address is 34 Clearview Road, Helena, AL 35080, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **3463 Highway 13, Helena, AL 35080**, to-wit:

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4-1/4 section and run Northerly along the west boundary 25 feet; thence run North 60°50' East 780 feet; thence run North along a fence line 210 feet; thence run North 0°05' East along said fence 144.59 feet to an iron, said point being the point of beginning; thence continue on the same line 176.28 feet to an iron at a fence corner; thence run North 60°52'51" East along a fence line 270.49 feet to an iron at a fence corner; thence run South 0°09'33" West along a fence line 302.30 feet to an iron; thence run South 88°38'13" West 235.81 feet to the point of beginning.

ALSO THE FOLLOWING DESCRIBED RIGHT-OF WAY: A right of way 20 feet in width along an existing gravel drive, whose centerline is described as follows: Commence at the Southeast corner of the above described tract and run South 88° 38' 13" West along the South boundary 133.70 feet to the intersection of the centerline of a gravel drive, said point being the point of beginning; thence run South 17° 55' 49" East along said centerline 92.03 feet; thence run South 29° 35' 49" East along said centerline 75.09 feet; thence run South 32° 01' 36" West along said centerline 47.88 feet; thence run South 48° 56' 10" West along said centerline 36.0 feet; thence run South 34° 18' 10" West along said centerline 48.17 feet; thence run South 09° 46' 58" East along said centerline 13.75 feet to the intersection of the North right of way of Shelby County Highway No. 13, said point being the termination of said right of way.

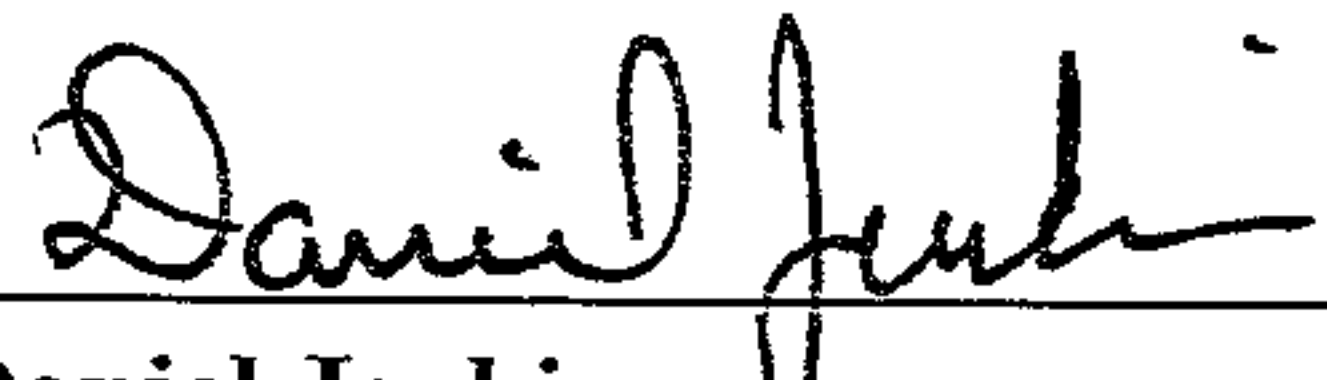
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

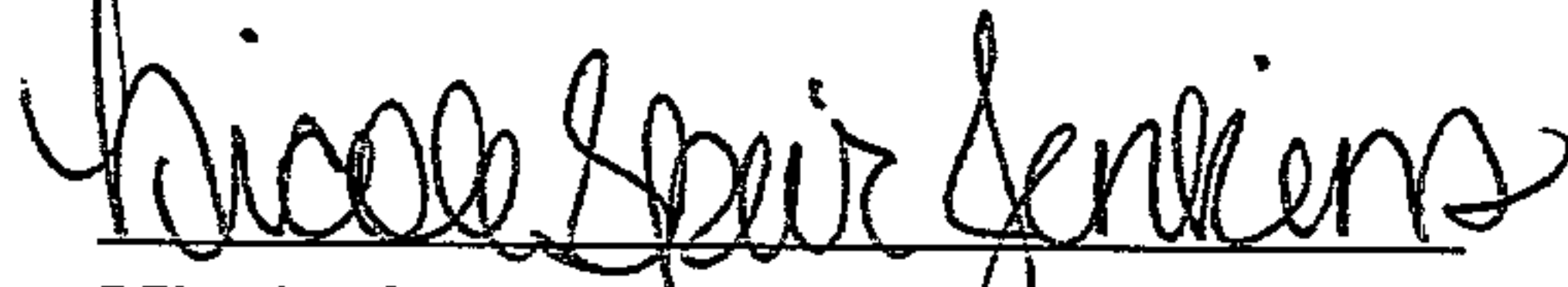
Subject to a third-party mortgage in the amount of \$166,500.00 executed and recorded simultaneously herewith.

Nicole Speir Jenkins and Nicole Speir are one and the same person.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of November, 2025.

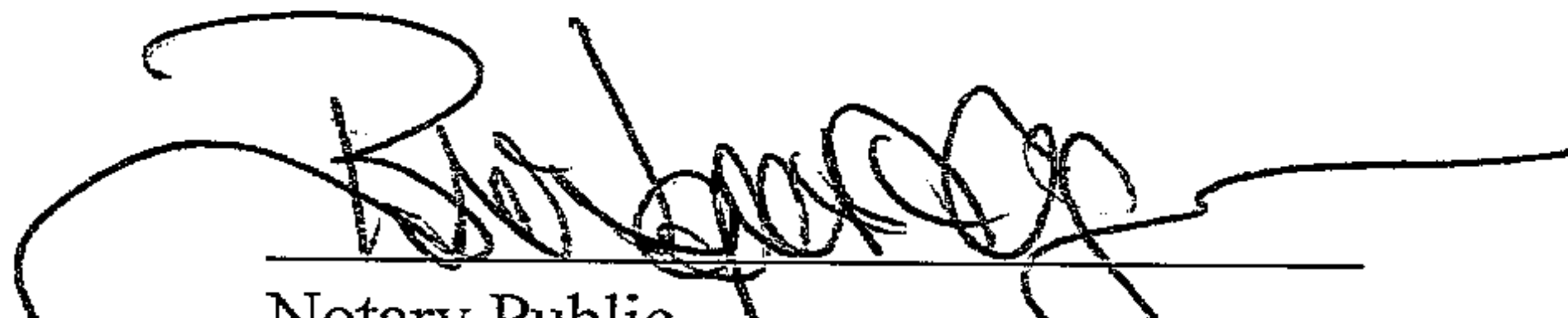

 Daniel Jenkins

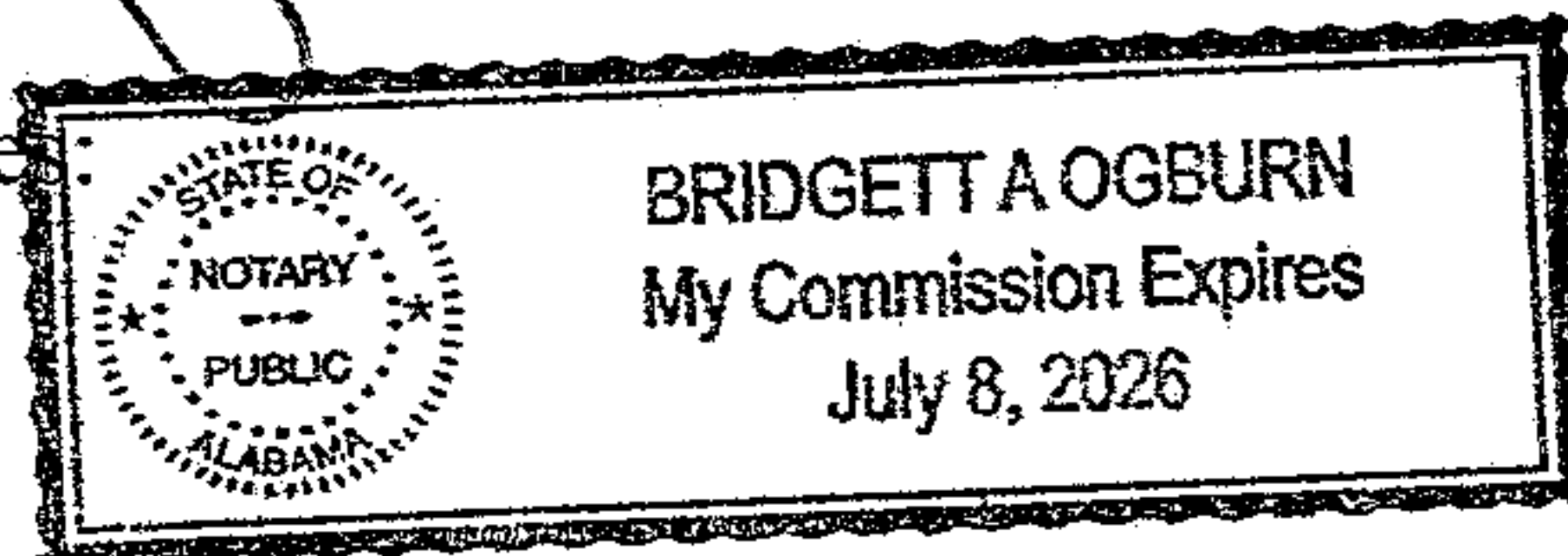

 Nicole Speir Jenkins

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel Jenkins and Nicole Speir Jenkins, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2025.


 Notary Public
 My Commission Expires



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/04/2025 10:52:11 AM
 \$44.50 BRITTANI
 20251104000337680

