

PREPARED BY:  
Trussell, Funderburg, Rea  
Bell, and Furgerson, P.C.  
1905 First Avenue South  
Pell City, Alabama 35125

SEND TAX NOTICE TO:  
Johnny J. Smith & Son  
Construction Co., Inc.  
P.O. Box 730  
Pell City, AL 35125

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FORTY THREE THOUSAND SIX HUNDRED FIFTY AND 00/100 Dollars (\$43,650.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Rachel L. Copper**, a married woman, (herein referred to as Grantor), do grant, bargain, sell and convey unto **Johnny J. Smith & Son Construction Co., Inc.**, an Alabama corporation, (herein referred to as Grantee), the following described real estate situated in SHELBY County, Alabama, to-wit:

A parcel in the Southeast Quarter of the Southwest Quarter of Section 36, Township 18 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing 1/2" rebar at the Northeast corner of said Quarter-Quarter Section, said point being on the West right-of-way of Flemming Road and being a P.O.C. on a right-of-way curve to the left (Radius = 129.20', Delta = 49 degrees 45' 12", Chord = South 22 degrees 41' 35" West, 108.70 feet), thence run in a Southwesterly direction along the arc of said curve for 112.19 feet to the P.T., thence South 02 degrees 10' 55" East along said right-of-way for 322.15 feet to a 5/8" rebar set at the Point of Beginning. Thence continue South 02 degrees 10' 55" East along said right-of-way for 75.03 feet to a 5/8" rebar set, thence South 00 degrees 15' 55" East along said right-of-way for 175.87 feet to an existing 1/2" rebar, thence (leaving right-of-way) run South 89 degrees 42' 20" West for 269.07 feet to an existing 1/2" rebar, thence South 01 degrees 23' 50" East for 653.21 feet to an existing 2" pipe on the South line of said Quarter-Quarter Section, thence South 89 degrees 06' 45" West along the South line of said Quarter-Quarter Section for 990.72 feet to an existing 2" pipe at the Southwest corner of said Quarter-Quarter Section, thence North 02 degrees 18' 30" West along the West line of said Quarter-Quarter Section for 872.69 feet to a 5/8" rebar set, thence North 87 degrees 49' 05" East for 1276.15 feet to the Point of Beginning. The above containing 21.78 acres. According to the of Derrol D. Luker, PLS# 23006 dated September 5, 2025.

*Rachel L. Cooper and Rachel L. Copper are one and the same person.*

*Property herein described does not constitute any portion of the homestead of the grantor herein.*

SUBJECT TO:

1. Taxes due and payable October 1, 2025, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Any and all matters of record in the Office of the Judge of Probate of Shelby County, Alabama, including, but not limited to, easements (including easements for

public utilities, electrical, gas, water, telephone, and sewerage), agreements, restrictions, rights of way, covenants running with the land, and any other matters of record.

5. Pole line permit(s) to Alabama Power Company as shown in instrument(s) recorded in Deed Book 207, Page 671 and Deed Book 207, Page 672 in the Office of the Judge of Probate of Shelby County, Alabama.

6. Water line easement to the Town of Vincent Water Board as recorded in Instrument #20151026000371600 in the aforesaid office.

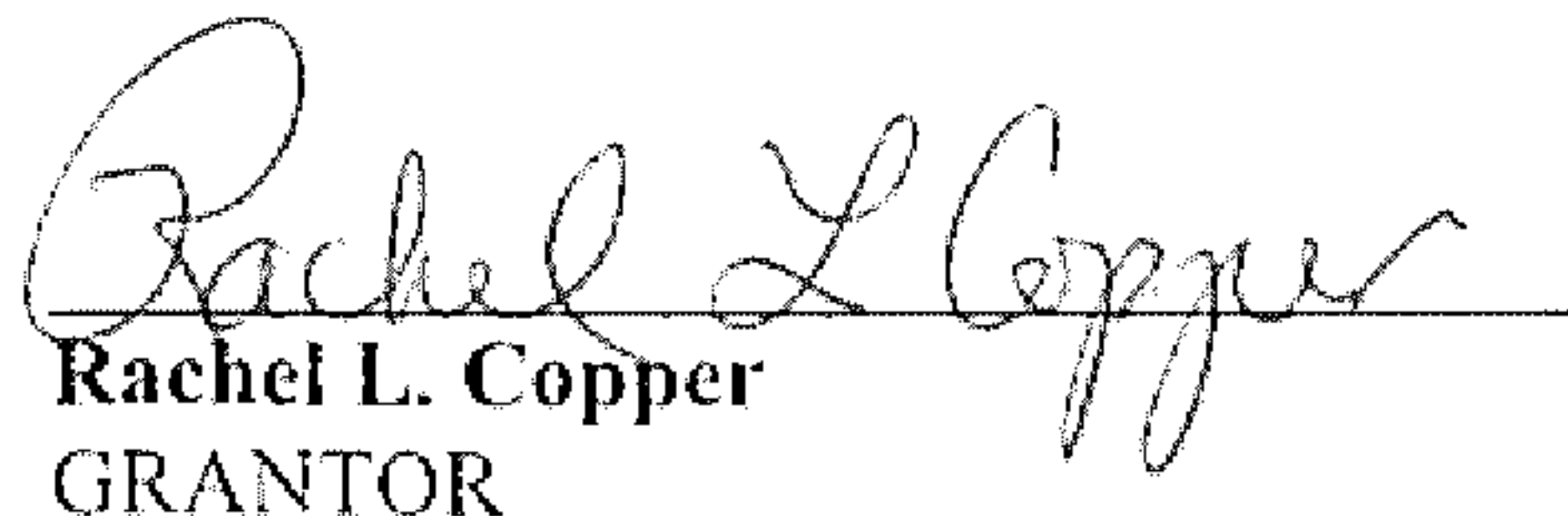
7. 40' right of way of Flemming Road as shown on survey of Derrol D. Luker, PLS# 23006 dated September 5, 2025.

8. Rights of upstream and downstream owners to the uninterrupted flow of any creek, streams or branches located on the land.

TO HAVE AND TO HOLD, unto Grantee, its successors and assigns in fee simple forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 6th day of November, 2025.

  
Rachel L. Copper  
GRANTOR

STATE OF ALABAMA  
ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said State of Alabama at Large, hereby certify that **Rachel L. Copper**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6th day of November, 2025.

Kelly B. Furgerson  
Notary Public, State of Alabama  
Alabama State at Large  
My Commission Expires  
October 13, 2026

  
NOTARY PUBLIC  
My Commission Expires: 10/13/2026

File#25-400C

## Real Estate Sales Validation Form

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

Grantor's Name	<u>Rachel L. Cooper</u>	Grantee's Name	<u>Johnny J. Smith &amp; Son Construction Co., Inc.</u>
Mailing Address	<u>1265 Fleming Road Vincent, AL 35778</u>	Mailing Address	<u>P.O. Box 730 Birmingham, AL 35225</u>
Property Address	<u>Fleming Road aka Fleming Road Vincent, AL 35178</u>	Date of Sale	<u>11/06/2025</u>
		Total Purchase Price	<u>\$43,650.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 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 11/06/2025Print Kelly B. Furgerson

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

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

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2025 11:10:56 AM  
\$72.00 BRITTANI  
20251106000341350

Alex S. Bayl