

Send Tax Notice to:
Simon Luke Smith and James
Bradford Smith
143 Steve's Road

Brierfield, AL 35035

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-11154**

Shelby County - 78% (\$124,800.00)
Bibb County - 22% (\$35,200.00)

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Hayley Clayton, Personal Representative of Estate of Betty Hatchett, deceased, Probate Case No. 25BHM00054 (herein referred to as "Grantor," whether one or more), whose mailing address is

2522 Valleydale Road, Suite 100, Hoover, AL 35244

by **Simon Luke Smith and James Bradford Smith (herein referred to as "Grantee")**, whose mailing address is

143 Steve's Road, Brierfield, AL 35035

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **266 HWY 25, Brierfield, AL 35035,**

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 04 day of February 2026.

Estate of Betty Hatchett, deceased, Probate Case No. 25BHM00054

By: [Signature]
Hayley Clayton, Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hayley Clayton, Personal Representative**, whose name(s) as **Personal Representative(s) of Estate of Betty Hatchett, deceased, Probate Case No. 25BHM00054**, 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, with full authority on behalf of **Estate of Betty Hatchett, deceased, Probate Case No. 25BHM00054**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 04 day of February, 2026

[Signature]
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/09/2027

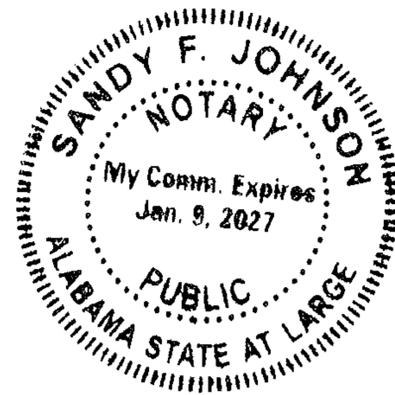


EXHIBIT A**Property 1:**

Parcels of land situated in Sections 18-and 19, Township 24 North, Range 12 East, Shelby and Bibb Counties, more particularly described as follows: Parcel No. I:

Beginning at a found iron pin witnessed as the SW corner of the SE 1/4 of the SW 1/4 of Section 18, Township 24 North, Range 12 East, Shelby County, Alabama and run Easterly along the South line of said 1/4 1/4 Section for a distance of 673.26 feet to a found iron pin; thence left 106 deg. 48 min. 48 sec. And run Northwesterly for a distance of 1273.65 feet to a found iron pin, and a point of intersection with the Southerly right of way line of Alabama Highway No. 25; thence left 94 deg. 47 min. 46 sec. And run Southwesterly for a distance of 375.17 feet to a point; thence right 1 deg. 59 min. 07 sec. And run Southwesterly for a distance of 215.77 feet; thence left 73 deg. 39 min. 48 sec. And run Southerly 1008.6 feet to a point of intersection with the South line of said Section 18; thence left 86 deg. 19 min. 50 sec. and run Easterly along said South Section line for a distance of 190.37 feet to point of beginning.

Parcel No. II: Commence at the Northwest corner of Section 19, Township 24 North, Range 12 East, Bibb County, Alabama, and run East along the North line of said Section for a distance of 157.8 feet to point beginning; thence right 88 deg. 46 min. 48 sec. And run South and parallel to the West line of said Section 19 for a distance of 1729 feet, more or less, to a point of intersection with the centerline of Mahan Creek; thence Easterly and Northerly along the meanderings the centerline of said Mahan Creek to a point of intersection with the East line of the NW 1/4 of the NW 1/4 of said Section 19; thence Northerly along said line for a distance of 972 feet, more or less, to an iron pin and the NE corner of the NW 1/4 of the NW 1/4 of said Section 19; thence West along said North line for a distance of 190.37 feet to point of beginning; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

LESS AND EXCEPT THE FOLLOWING: Commence at the NW corner of Section 19, Township 24 North, Range 12 East, Bibb County, Alabama and run East along the North line of said Section 19, for a distance of 1157.8 feet; thence right 88 deg. 46 min. 48 sec. And run South and parallel to the West line of said Section for a distance of 1278.47 feet to point of beginning; thence left 70 deg. 00 min. and run Southeasterly for a distance of 150.0 feet, more or less, to a point of intersection with the centerline of Mahan Creek; thence Southerly and Westerly along the meanderings of said creek centerline to a point of intersection with a line which is 1157.54 feet East of and parallel to the West line of said Section 19; thence Northerly along said parallel line 450.73 feet, more or less to point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2026 12:01:27 PM
\$188.00 KELSEY
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Allen S. Bayl