

WARRANTY DEED

State of Alabama

Send Tax Notice to: VM PRONTO, LLC
5001 Plaza on the Lake, Suite 200, Austin TX.
78749

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$195,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Jeffrey S. Smitherman, a married person joined by his spouse Kathlene Smitherman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: VM PRONTO, LLC, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 16, Page 41 in the Probate Office of Shelby County, Alabama.

Parcel #: 27-5-22-0-001-001.046

Property Commonly known as: 291 Shoal Creek Circle, Montevallo, AL 35115

Prior Instrument Reference: Filed in Instrument No. 20040805000438330, on 08/05/2004, in the Public Records of the Judge of Probate of Shelby County, State of Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their 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 7th day of January, 2022.

Jeffrey Smitherman
Jeffrey Smitherman

STATE OF Alabama
COUNTY Shelby

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 7th day of January, 2022.

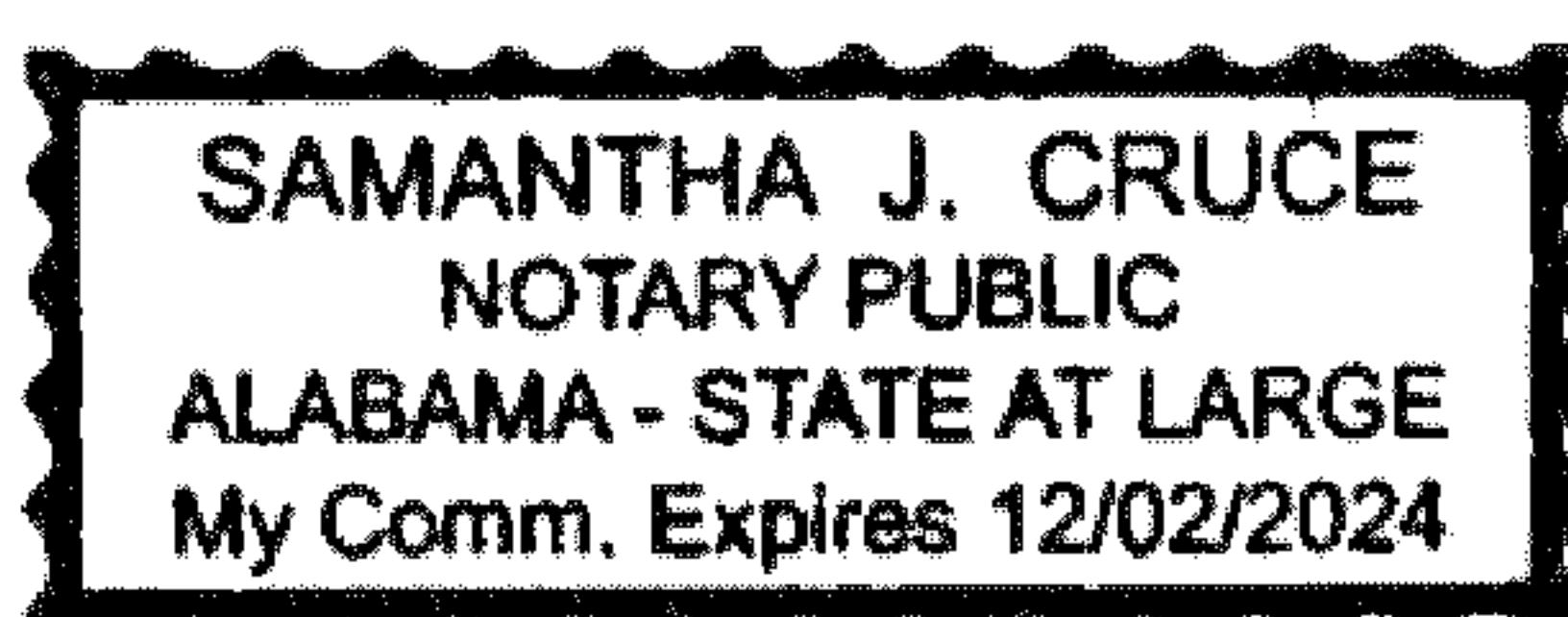
Kathlene Smitherman
Kathlene Smitherman

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey Smitherman and Kathlene Smitherman**, whose name(s) 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 Warranty Deed executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 2022.



Samantha J. Cruce
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-02-2024



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/11/2022 01:36:30 PM
 \$223.00 CHERRY
 20220111000012990

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Jeffrey Smitherman an Kathlene Smitherman	Grantee's Name	VM PRONTO, LLC
Mailing Address	2285 Co Road 627 Thornsby, AL 35171	Mailing Address	5001 PLAZA ON THE LAKE SUITE 200 AUSTIN, TX 78746
Property Address	291 Shaol Creek Circle Montevallo AL 35115	Date of Sale	01/07/2022
		Total Purchase Price	\$ 195,000
		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
☐ 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 01/07/2022

Print Jeffrey Smitherman Kathlene Smitherman

☐ Unattested

Sign *Jeffrey Smitherman Kathlene Smitherman*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1