

This instrument was prepared by:  
MARK E. GUALANO, Attorney  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Stuart Smith  
Tammy Smith  
221 Bear Holler Drive  
Pelham, AL 35124

STATUTORY WARRANTY DEED  
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY )

That in consideration of Sixty Thousand and No/100--(\$60,000.00) Dollars, to the undersigned Grantor, G & S Development, LLC, an Alabama Limited Liability Company (herein referred to as Grantor), in hand paid by the Grantee (s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Stuart Smith and Tammy Smith, as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A".


Subject to:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions conditions and reservations of record, if any.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

WITNESS WHEREOF, the said G & S Development, LLC, an Alabama Limited Liability Company by Gregory B. Metcalf, its Member, who is authorized to execute this conveyance, has hereto set its signature and seal this the 11<sup>th</sup> day of July, 2018.

G & S Development, LLC  
An Alabama Limited Liability Company

  
By: Gregory B. Metcalf  
Its: Member

STATE OF ALABAMA)

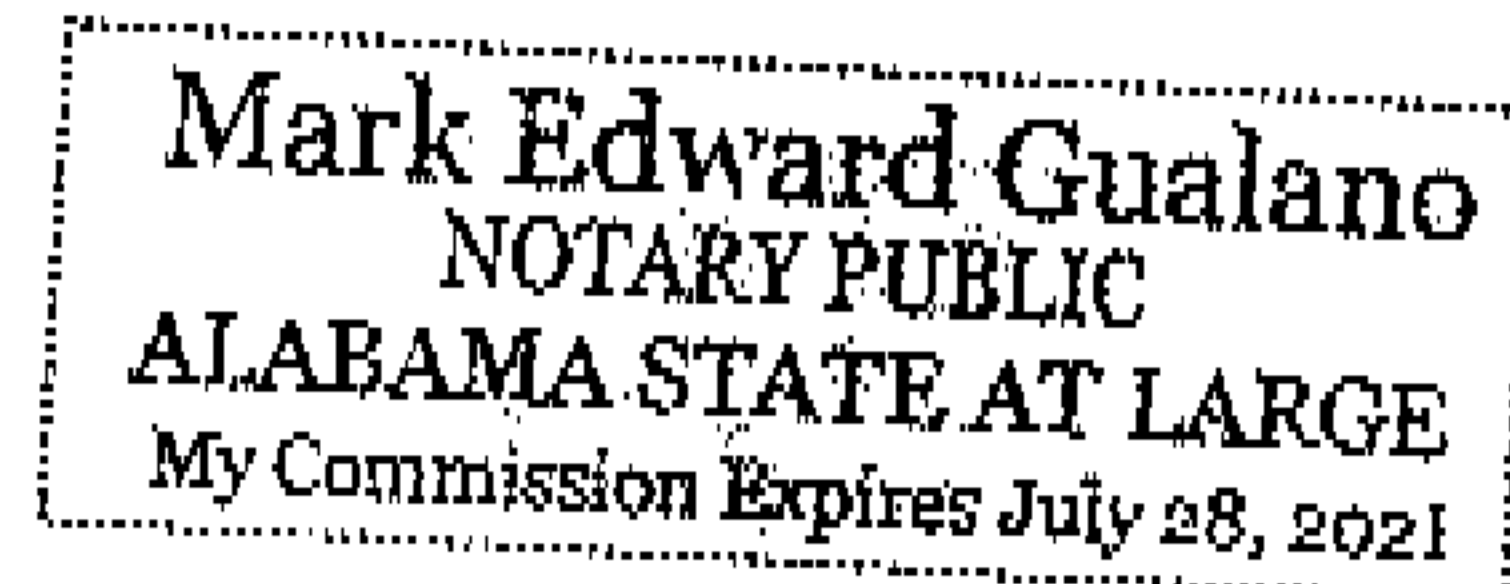
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Gregory B. Metcalf whose name as Member of G & S Development, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he as such Member and with full authority, executed the same voluntarily for and as the act of said G & S Development, LLC, an Alabama Limited Liability Company.

Sworn to and subscribed before me this the 14<sup>th</sup> day of July, 2018.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7/28/21



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 2018162

Lot 5A, according to the Resurvey of Lots 2, 3, and 4A, Bear Holler, Sector 1, as recorded in Map Book 46, Page 7, in the Probate Office of Shelby County, Alabama and the East 25 feet of Lot 4AA of Resurvey of Lots 2, 3, & 4A of Bear Holler, Sector 1, as recorded in Map Book 46, Page 7, in the Probate Office of Shelby County, being more particularly described as follows:

BEGIN at the SE Corner of above said Lot 4AA, said point being the POINT OF BEGINNING, thence N38'28'48"W, a distance of 298.45 feet to the Southeasterly R.O.W. line of Bear Holler Drive, 60' R.O.W; thence S51'08'27"W and along said R.O.W. line a distance of 25.00 feet; thence S38'28'48"E and leaving said R.O.W line, a distance of 272.92 feet; thence S89'18'16"E, a distance of 32.25 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	G & S Development, LLC	Grantee's Name	Stuart Smith Tammy Smith
Mailing Address	_____	Mailing Address	221 Bear Holler Dr. -AL Pelham, AL 35124
Property Address	Pelham, AL 35124	Date of Sale	July 11, 2018
		Total Purchase Price	\$60,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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, 2018

Print G & S Development, LLC

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/13/2018 09:43:17 AM  
\$84.00 CHERRY  
20180713000249770

*[Signature]*