

Send tax notice to:  
**Wallace Smith Jr. and Weltha E. Smith**  
401 Lakeridge Drive  
Helena, AL 35080  
PEL1900704

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$479,900.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Jerry D. Pate, an unmarried man**, whose mailing address is:

P. O. Box 166 Helena AL 35080 (hereinafter referred to as "Grantor"), by **Wallace Smith Jr. and Weltha E. Smith** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Final Plat of Cahaba Falls, Phase 3, as recorded in Map Book 20, Page 56, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.**

**\$383,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

Jerry D. Pate is the surviving Grantee of that certain deed recorded in Inst#1997-07660, in the Probate Office of Shelby County, Alabama; the other grantee, Dana D. Pate having died on or about the 4th day of March, 2018.

**TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.**

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid;

and that he will, and his heirs, executors, 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, Grantor, Jerry D. Pate has hereunto set their signature and seal on January 17, 2020.

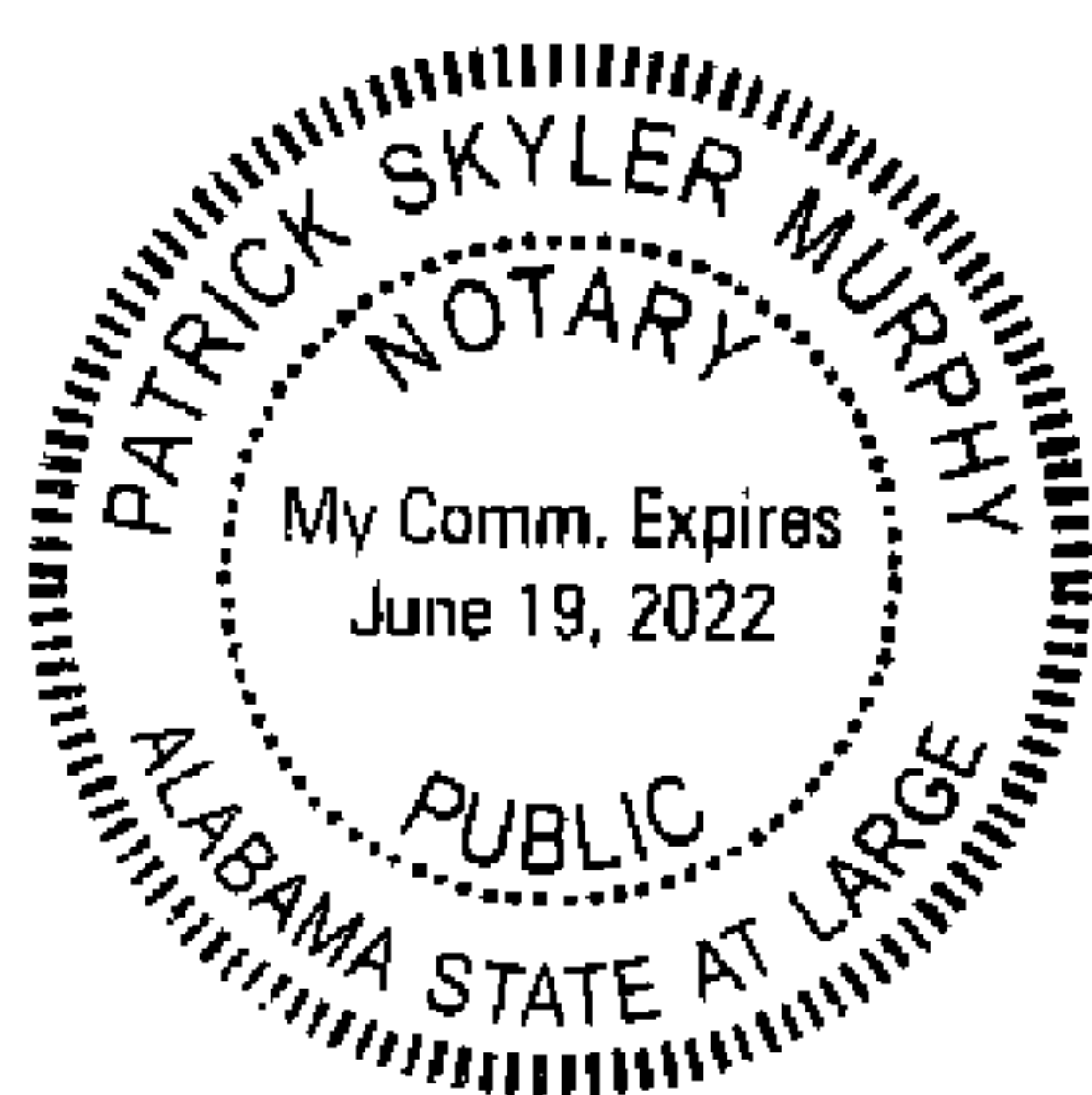
  
Jerry D. Pate

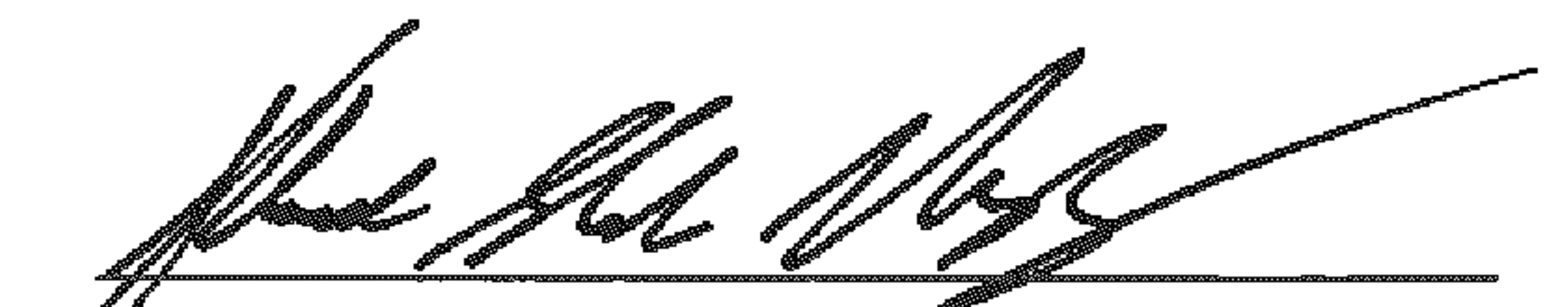
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry D. Pate, an unmarried man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of January, 2020.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Patrick Skyler Murphy  
Commission Expires: 6-19-22

## Real Estate Sales Validation Form

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

Grantor's Name	Jerry D Pate	Grantee's Name	Wallace Smith Jr and Weltha E Smith
Mailing Address	PO Box 166 Helena AL 35080	Mailing Address	401 Lakeridge drive Helena AL 35080
Property Address	401 Lakeridge drive Helena AL 35080	Date of Sale	1/21/2019
		Total Purchase Price	\$ 479,900
		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 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 1-22-2020Print Skyler Murphy☐ Unattested

Sign

(verified by)

(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  
 01/22/2020 03:56:15 PM  
 \$124.00 CHARITY  
 20200122000029460

*Allen S. Bayl*