

This Instrument Was Prepared by:
Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

Tony P. Mollica, Jr.
Suzette Goins Wagner
823 Riverchase Parkway W
Hoover, Alabama 35244

WARRANTY DEED
Joint Tenancy with Right of Survivorship

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Seventy-Seven Thousand and 00/100 Dollars (\$377,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, we, **CHRISTOPHER W. SMITH AND ELIZABETH M. SMITH, HUSBAND AND WIFE** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **TONY P. MOLLIKA, JR. AND SUZETTE GOINS WAGNER** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6-A, according to the Resurvey of Lots 5, 6, 16, 17 and 25, Riverchase Country Club, Second Addition, Phase II, Residential Subdivision, as recorded in Map Book 9, Page 137, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$301,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hand(s) and seal(s), this 6th day of March, 2020.

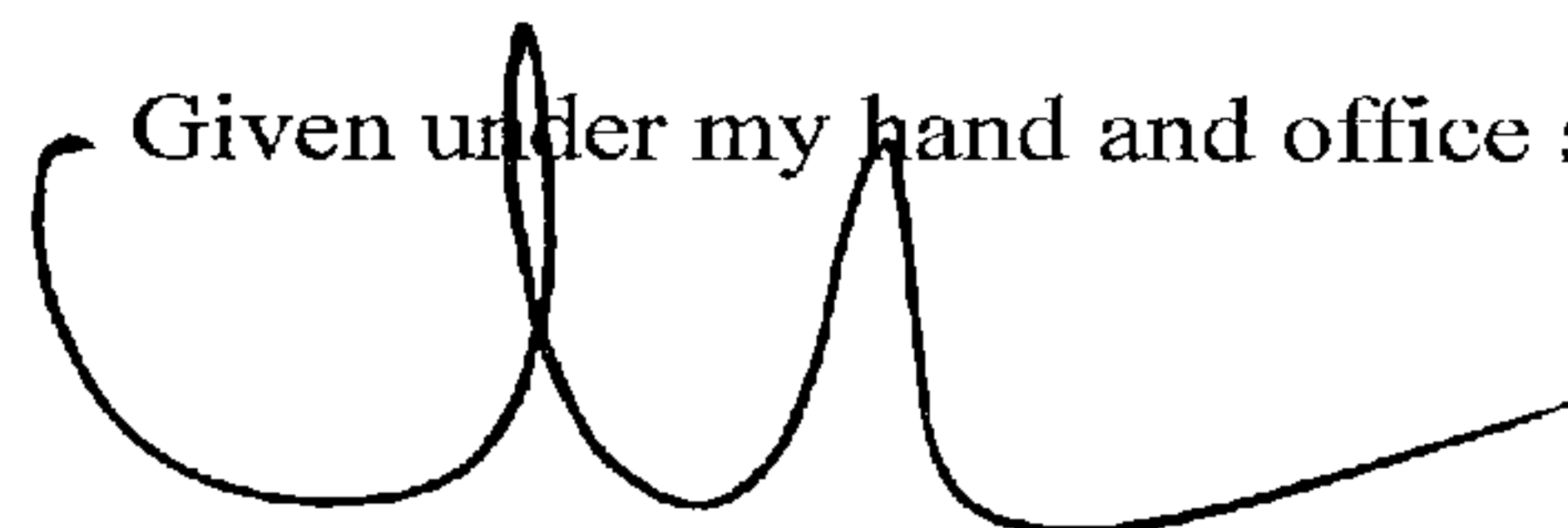
WITNESS:


CHRISTOPHER W. SMITH


ELIZABETH M. SMITH

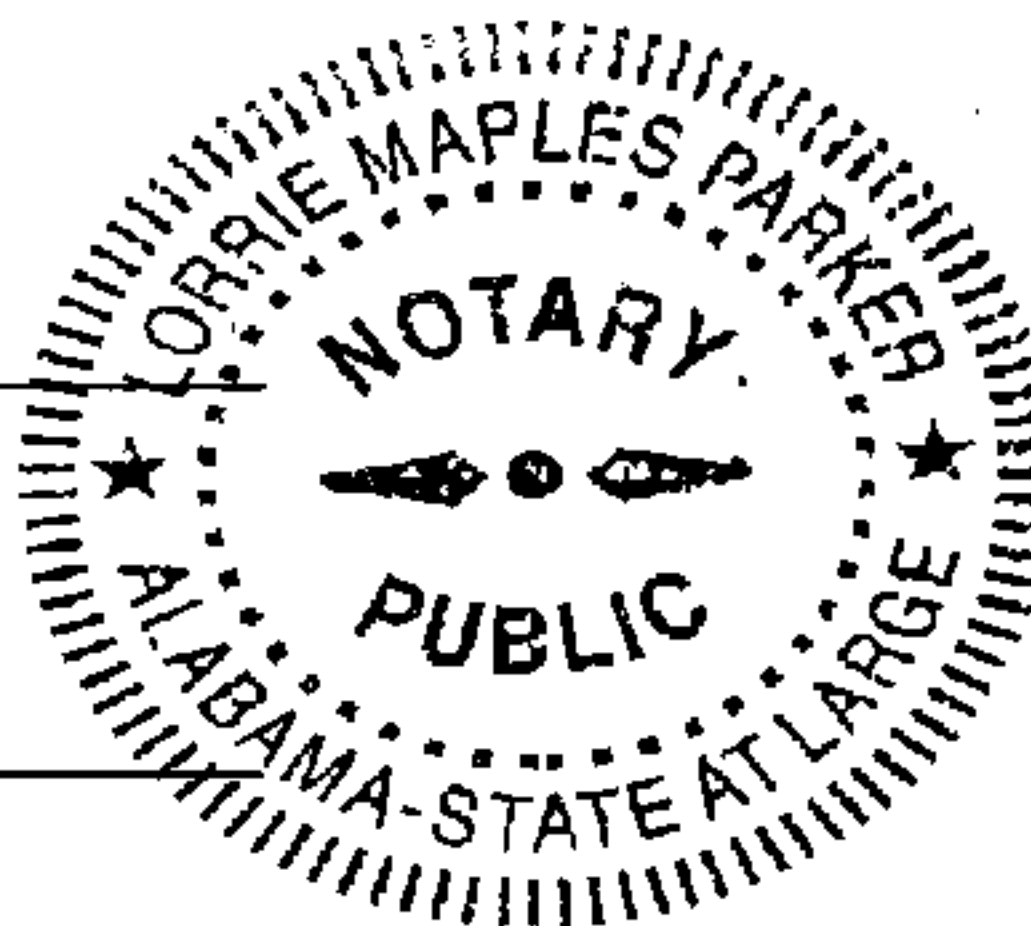
STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Christopher W. Smith and Elizabeth M. Smith, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

 Given under my hand and office seal this the 6th day of March, 2020.

Lorrie Maples Parker, Notary Public

My Commission Expires: 10/16/2023



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Christopher W. Smith Elizabeth M. Smith	Grantee's Name	Tony P. Mollica, Jr. Suzette Goins Wagner
Mailing Address	2816 Lakewood Trace Hoover, Alabama 35242	Mailing Address	823 Riverchase Parkway W Hoover, Alabama 35244
Property Address	823 Riverchase Parkway W Hoover, Alabama 35244	Date of Sale	March 6, 2020
		Total Purchase Price	\$377,000.00
		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 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: March 6, 2020

Unattested

Print Christopher W. Smith

Sign

(Grantor/Grantee/Owner/Agent) circle one

Date: March 6, 2020

Unattested

Print Elizabeth M. Smith

Sign

(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
03/09/2020 03:52:05 PM
\$103.50 CHERRY
20200309000093140

Allen S. Bayl