

**20201201000547600**  
**12/01/2020 11:46:27 AM**  
**DEEDS 1/3**

Prepared By:  
Scott Smith  
1100 Azie Morton Road, #1105  
Austin, Texas 78704

Grantee's Address:  
**136 Patriot Point Drive Trust**  
1100 Azie Morton Road, #1105  
Austin, Texas 78704

APN: **27-1-02-0-006-015-000**  
Transfer Tax Due: **\$ 25.23**

#### WARRANTY DEED

THAT I, **John Kwant III** ("Grantor"), a **married person**, whose address is **136 Patriot Point Drive, Montevallo, AL 35115**, for and in consideration of the sum of ZERO AND NO/100 (\$0.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Scott Royal Smith, Trustee of the **136 Patriot Point Drive Trust** ("Grantee"), a common law Trust located at 1100 Azie Morton Road, #1105, Austin, Texas 78704, all of the following described real property, situated in the City of **Montevallo**, County of **Shelby**, State of Alabama, to wit:

**Lot 15A, according to the Re-Survey of Patriot Point Lots 5-28, as recorded in Map Book 49, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.**

For ad valorem tax purposes only, the address for the above described property is 136 Patriot Point Drive, Montevallo, AL 35115.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth or of record, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors, and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property **is not** the homestead of the Grantor.

WITNESS the hand of said Grantor, this 18<sup>TH</sup> day of November, 2020

**John Kwant III**

**State of Utah**

)  
SS.

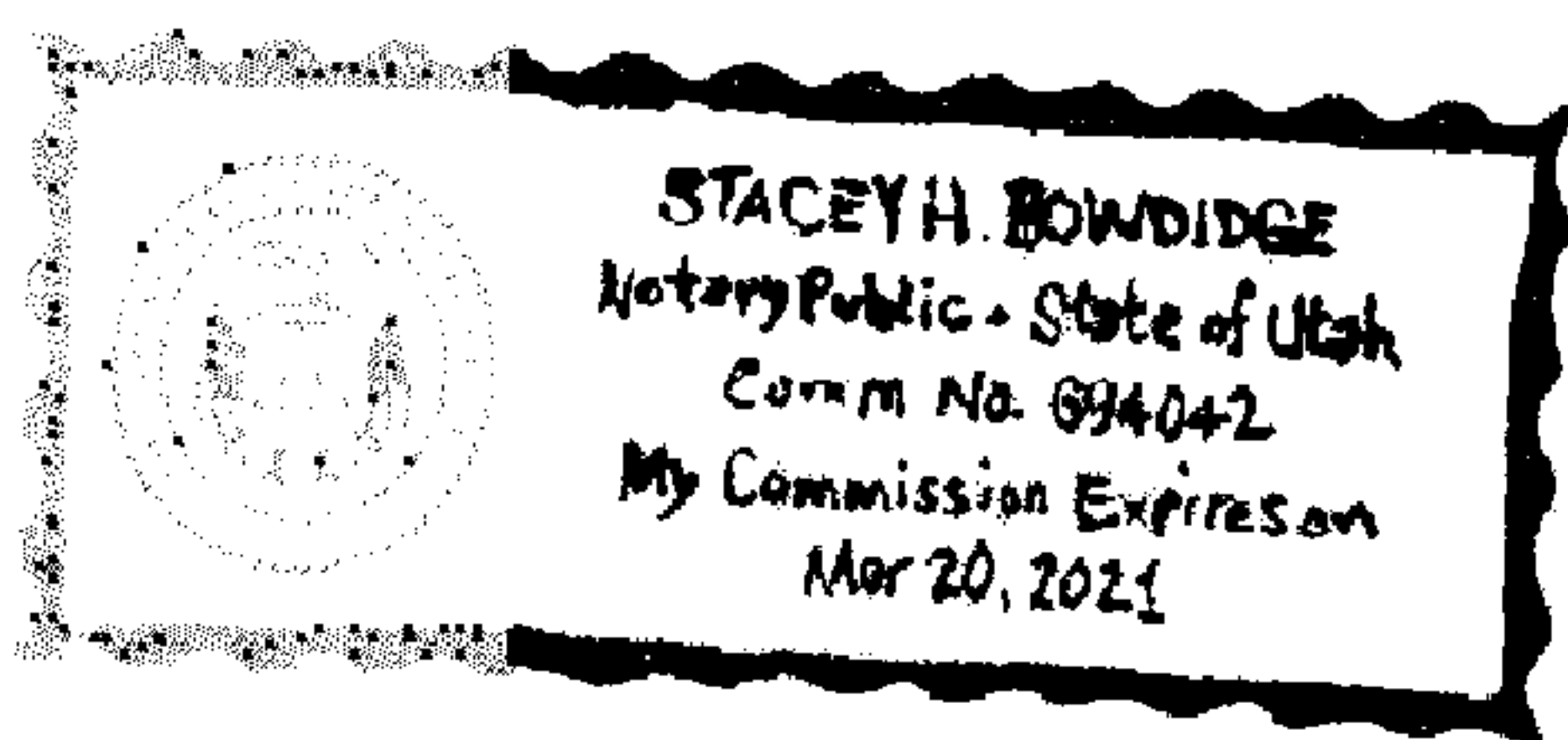
County of

Davis

On November 18, 2020, personally appeared before me, **John Kwant III**, who is the Grantor and Signer of the within instrument, who duly acknowledged to me that he executed the same and had the authority to do so.

Mary H. Bowdigo

Notary Public



STAMP/SEAL

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by the preparer.

# Real Estate Sales Validation Form

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

Grantor's Name John Kwant III  
Mailing Address PO Box 540812  
North Salt Lake, UT 84054

Grantee's Name 136 Patriot Point Drive Trust  
Mailing Address 1100 Azie Morton Road #1105  
Austin, TX 78704

Property Address 136 Patriot Point Drive  
Montevallo, AL 35115

Date of Sale 11/18/2020

Total Purchase Price \$ .00

or

Actual Value \$ .00

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Assessor's Market Value \$ 25,230.00

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 Shelby County Tax Records

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 11/18/2020



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/01/2020 11:46:27 AM  
SS3, 50 CHERRY  
20201201000547600

Print Scott Royal Smith, Trustee of the 136 Patriot Point Drive  
Trust

Sign Scott Smith

(Grantor/**Grantee**/Owner/Agent) circle one

☐ Unattested

(verified by)

**Form RT-1**