

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:

RICHARD ALVIN FOSTER-BONDS
1617 ROYALTY DRIVE
ALABASTER, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, GORDON L. SMITH AND IRENE C. SMITH, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SMITH LIVING TRUST, DATED SEPTEMBER 12, 2011, AND ANY AMENDMENTS THERETO (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto RICHARD ALVIN FOSTER-BONDS AND ROMINA ALICIA FOSTER-BONDS (herein referred to as "Grantees"), AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

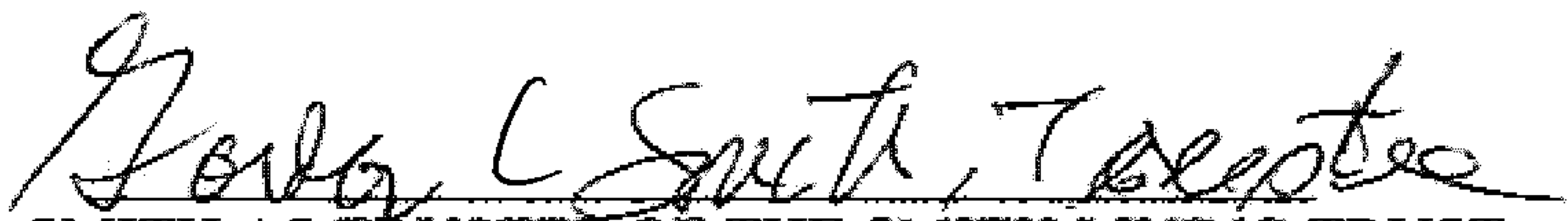
LOT 74, ACCORDING TO THE SURVEY OF KINGWOOD FIRST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 90 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$190,000 OF THE PURCHASE PRICE WAS PROVIDED BY A FIRST MORTGAGE
LOAN CLOSED SIMULTANEOUSLY HEREWITH

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I/we do for ourselves and for my/our heirs, executors, and administrators covenant with the said Grantee, and her assigns, that I/we are lawfully seized in fee simple of said premises; that it is 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 25th day of June, 2021.

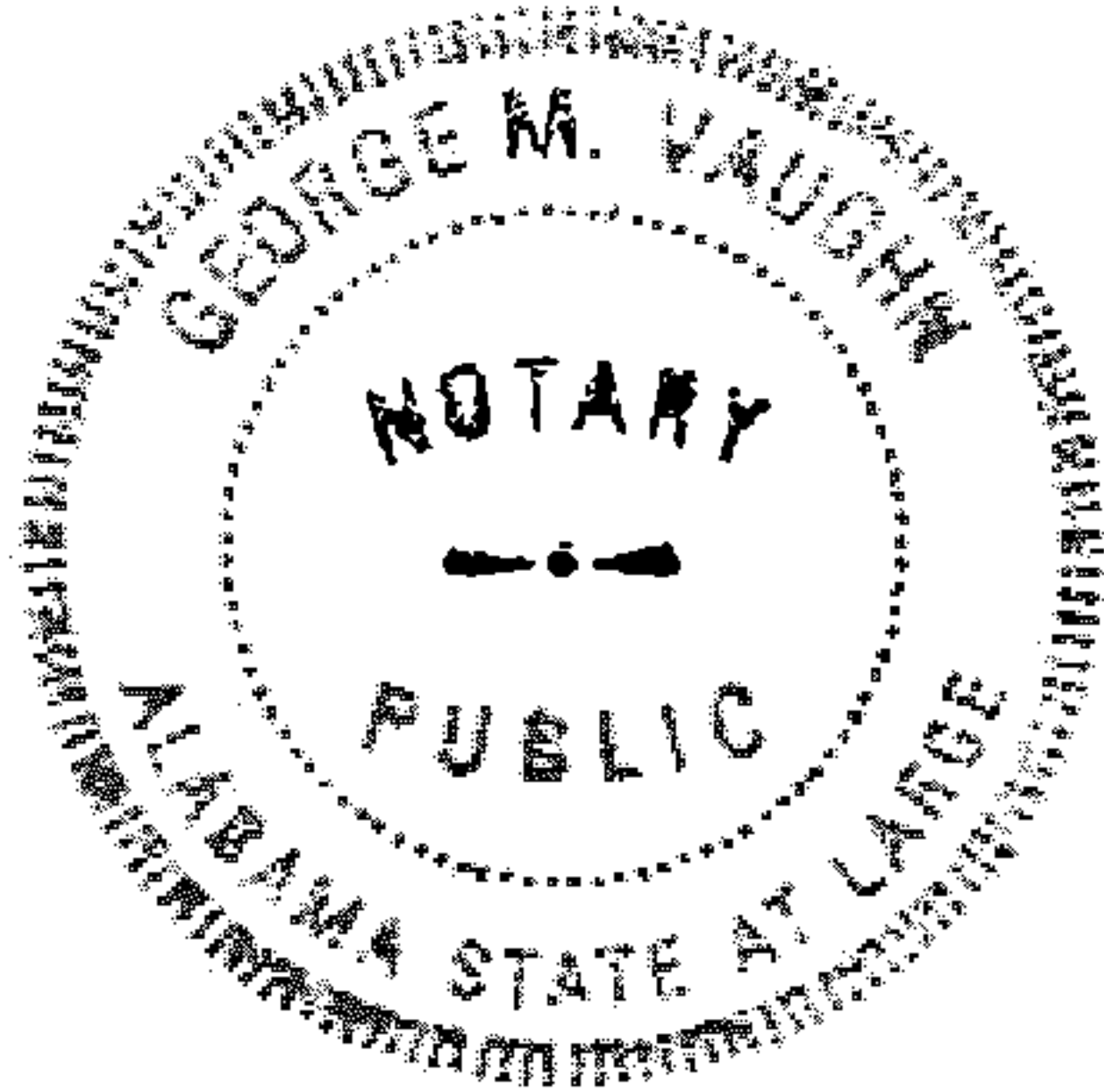

GORDON L. SMITH AS TRUSTEE OF THE SMITH LIVING TRUST



IRENE C. SMITH AS TRUSTEE OF THE SMITH LIVING TRUST

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, GORDON L. SMITH AS TRUSTEE OF THE SMITH LIVING TRUST, whose name 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/she, in his/her capacity as TRUSTEE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, 2021.



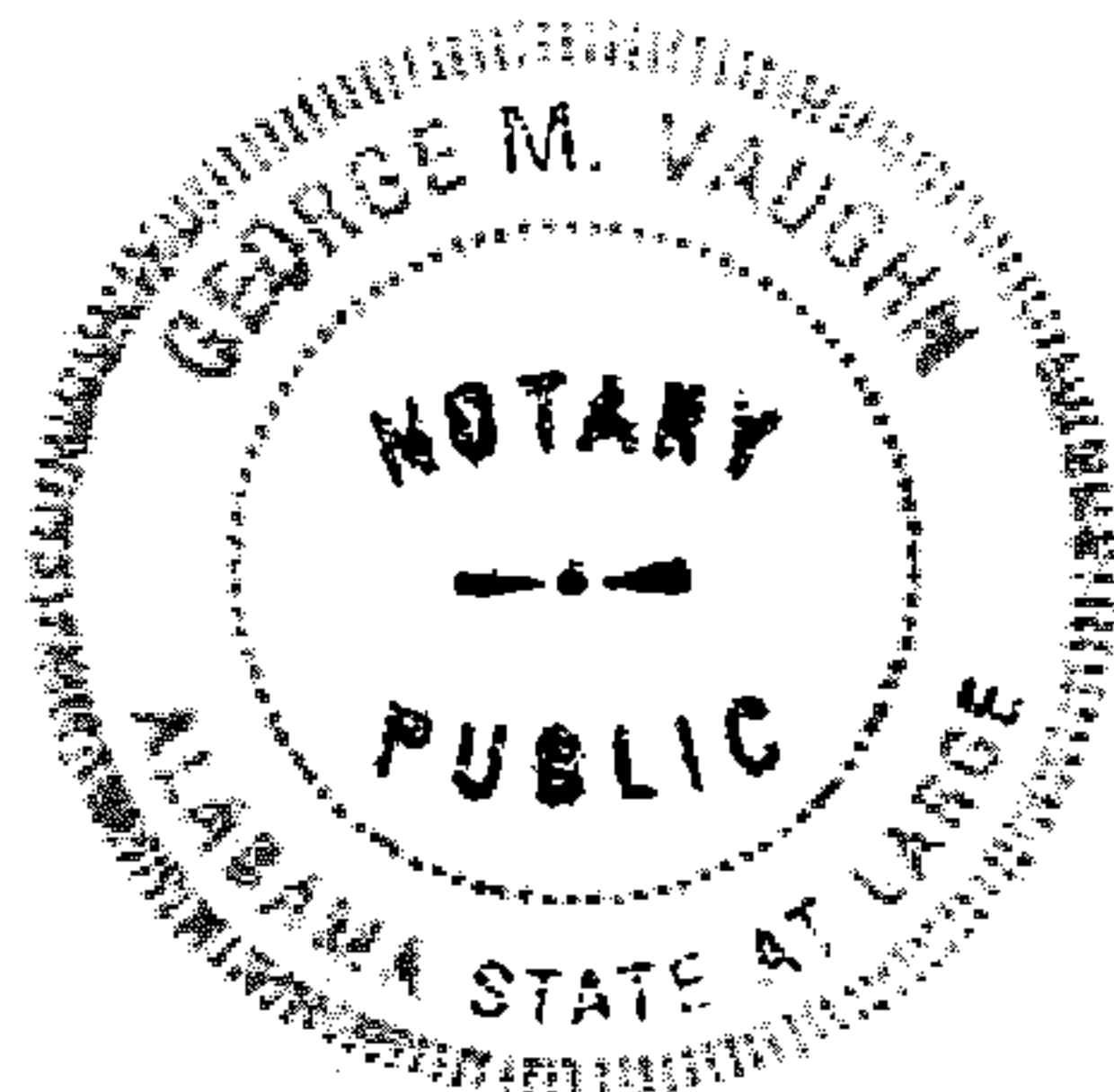

Notary Public


My Commission Expires: 9/18/2021

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, IRENE C. SMITH AS TRUSTEE OF THE SMITH LIVING TRUST whose name 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/she, in his/her capacity as TRUSTEE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, 2021.




Notary Public

My Commission Expires: 9/18/2021



20210706000324490 07/06/2021 09:53:09 AM DEEDS 3/3

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Smith Living Trust
Cl. Gary Vaughn
100 Old Town Road Shilo
Vestavia AL 35246

Grantee's Name Richard Alvin Fosh. Bonds

Mailing Address 1617 Royalty Drive
Alabaster AL 35007

Property Address

1617 Royalty Drive
Alabaster AL 35007

Date of Sale 6/25/2021

Total Purchase Price \$ 200,000

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 6/25/2021

Print

George M. V...

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one