

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Lara H. Smith
1037 Inverness Cove Way
Hoover, AL 35242

GENERAL WARRANTY DEED

2021103000532120

11/03/2021 09:07:38 AM

DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Ninety-Four Thousand And No/100 Dollars (\$294,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, Meredith C. Smith, a single person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lara H. Smith (hereinafter grantees, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 31B, according to the Survey of Inverness Cove Phase I Resurvey #2, as recorded in Map Book 36, Page 44, in the Probate Office of Shelby County, Alabama

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.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

Subject to a third party mortgage in the amount of \$267,900.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, and grantees heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantees, and grantees heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantees, and grantees heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 2nd day of November, 20 21.

Meredith C Smith
Meredith C. Smith

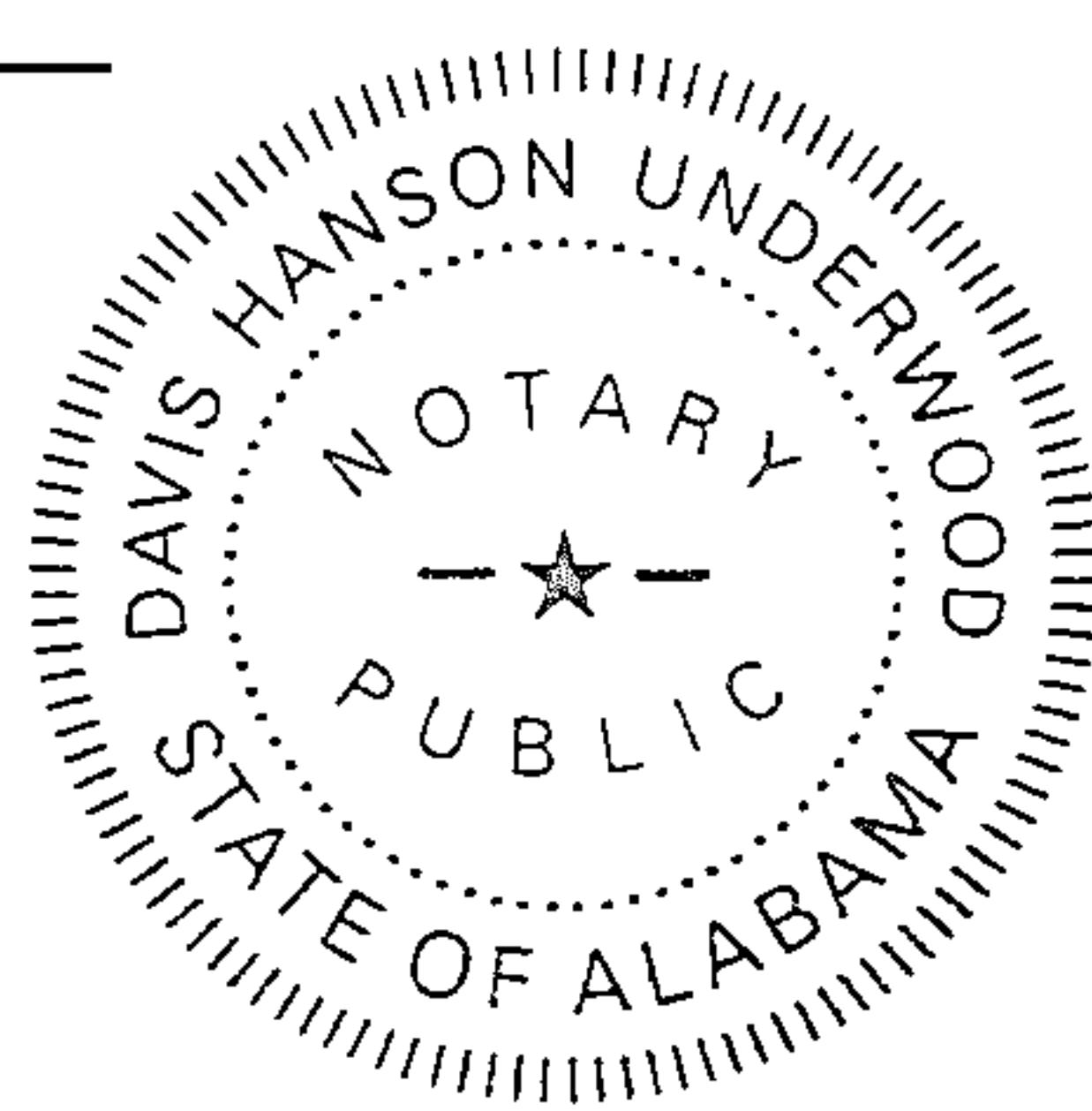
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Meredith C. Smith whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 2nd day of November, 20 21.

Notary Public
My commission expires:

My Commission Expires:
July 24, 2023

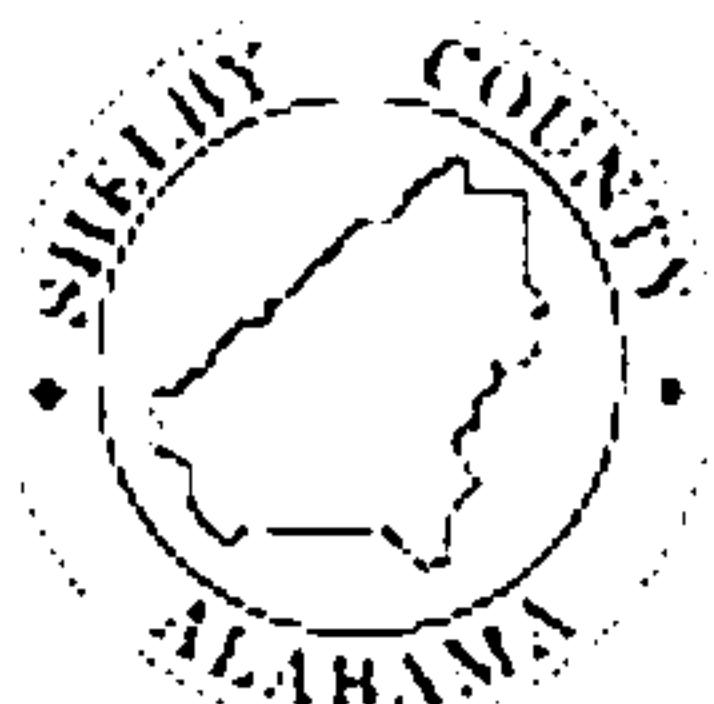


Real Estate Sales Validation Form

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

Grantor's Name Meredith C. SmithGrantee's Name Lara H. SmithMailing Address 3746 James Hill Circle
Hoover, AL 35226Mailing Address 1769 Brookview Trail
Hoover, AL 35216Property Address 1037 Inverness Cove Way
Hoover, AL 35242Date of Sale November 2, 2021
Total Purchase Price \$294,000.00
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) Bill of Sale Appraisal Sales Contract Other: Closing StatementIf 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 - Meredith C. Smith, , .Grantee's name and mailing address - Lara H. Smith, 1769 Brookview Trail, Hoover, AL 35216.Property address - 1037 Inverness Cove Way, Hoover, AL 35242Date of Sale - November 2, 2021.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: November 2, 2021

Sign _____ Agent _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2021 09:07:38 AM
\$54.50 CHERRY
20211103000532120

A handwritten signature in black ink that reads "Allen S. Boyd".