

**This Document Prepared By:**  
Gregory D. Harrelson, Esq.  
101 Riverchase Pkwy East  
Hoover, AL 35244

**Send Tax Notice To**  
David Frank Smith  
Sandra A. Smith  
145 Meadow Rd  
Montevallo, AL 35115

**WARRANTY DEED**  
**JOINT WITH RIGHT OF SURVIVORSHIP**



STATE OF ALABAMA                    )  
  )       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY                )

20220125000035520 1/2 \$240.00  
Shelby Cnty Judge of Probate, AL  
01/25/2022 02:17:18 PM FILED/CERT

That in consideration of TWO HUNDRED FIFTEEN THOUSAND and 00/100 Dollars (\$215,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, RED SPARROW INVESTMENTS, LLC, an Alabama limited liability company, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto DAVID FRANK SMITH and SANDRA A. SMITH, husband and wife, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 17, Block 3, according to the Survey of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 6th day of January, 2022.

Red Sparrow Investments, LLC

By: Anita T. Frederick  
Its: Member

STATE OF ALABAMA    )  
                                  )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anita T. Frederick, whose name as Member of Red Sparrow Investments, LLC 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, she, as such member and with full authority, executed the same voluntarily on behalf of Red Sparrow Investments, LLC on the day the same bears date.

Given under my hand and official seal this the 6th day of January, 2022.

  
NOTARY PUBLIC

My Commission Expires: 8/21/23



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## Real Estate Sales Validation Form

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

Grantor's Name Red Sparrow investments, LLC  
Mailing Address 370 Parkway Circle  
Montevallo, AL 35115

Grantee's Name David Frank Smith  
Mailing Address Sandra A. Smith  
145 Meadow Rd  
Montevallo, AL 35115

Property Address 145 Meadow Rd  
Montevallo, AL 35115

Date of Sale 01/06/2022

Total Purchase Price \$ 215,000

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

☐ Appraisal

☒ Sales Contract

☐ Other

☒ 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 1/6/22

Print Amie T. Frederick

Sign

Amie T. Frederick

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1