



20220518000202240 1/3 \$251.00
Shelby Cnty Judge of Probate, AL
05/18/2022 10:11:50 AM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
310 Canyon Park Dr.
Pelham, AL 35124

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney.) Source of title:
Instrument # 1998-38996, Shelby County Judge
Probate on 10/06/1998.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THERE PRESENTS, that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees, herein receipt whereof is acknowledged, I, **Charles W. Smith**, an unmarried man, herein referred to as Grantor, do hereby grant, bargain, sell and convey unto **Tamara Chastain** and Husband, **Anthony Chastain**, herein referred to as Grantees, as joint tenants with right of survivorship, so that upon the death of either of said joint tenants the interest of the joint tenant so dying shall pass to the surviving joint tenants in fee simple and to the heirs and assigns of such survivors forever, reserving unto Grantor, **Charles W. Smith** a life estate in the following described real estate; situated in Shelby County, Alabama, to-wit:

Lot 33, According to the survey of Valley Forge, as recorded in map book 6, page 60, in the probate office of Shelby County, Alabama.

LESS AND EXCEPT

Less and except any easements, right-of-ways, reservations, that may be found in public records.

Subject to ad valorem taxes for 2022 not yet due nor payable and subsequent years.

Subject to any mineral and mining rights on said property.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, to the survivor of them in fee simple, and to the heir and assigns of such survivor forever, subject to the reservation of the life estate of **Charles W. Smith**.

Shelby County, AL 05/18/2022
State of Alabama
Deed Tax: \$223.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 10 day of MAY, 2022.

Charles W. Smith (L.S.)
Charles W. Smith

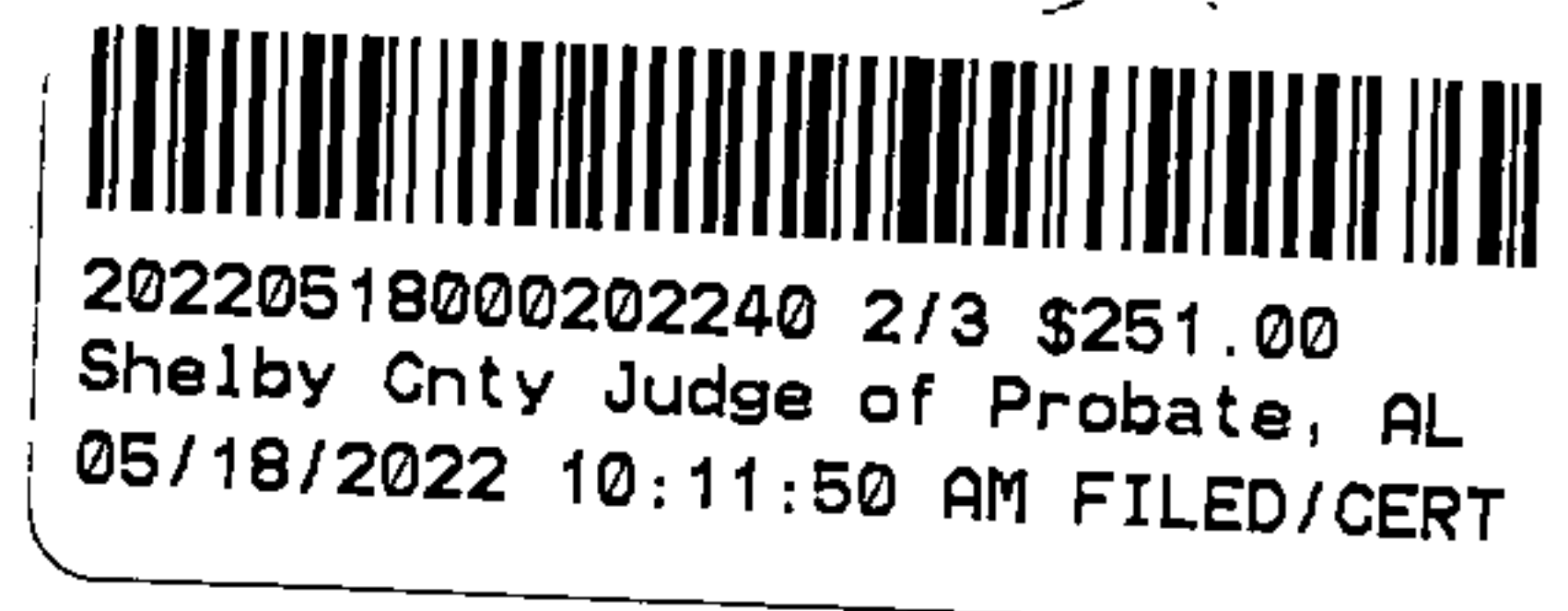
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Charles W. Smith**, an unmarried man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of May, 2022.

Elizabeth A. Leland
Notary Public
My commission expires: **My Commission Expires:**
April 7, 2026

Send tax notice to:
Charles W. Smith
808 Independence Drive
Alabaster, AL 35007



Real Estate Sales Validation Form

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

Grantor's Name Charles W. Smith
Mailing Address 808 Independence Drive
Alabaster, AL 35007

Grantee's Name Tamara Chastain and Anthony Chastain
Mailing Address 808 Independence Drive
Alabaster, AL 35007

Property Address 808 Independence Drive
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 222,900.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Assessor's Value
☐ 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 10 MAY 2022

Print CHARLES W SMITH

☐ Unattested

Sign Charles W Smith

(Grantor/Grantee/Owner/Agent) circle one

eForms



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Form RT-1