

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

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

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

That in consideration of **Two Hundred Seventy Five Thousand dollars & no cents (\$275,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Andre Smith, Jr. and Talittla Eubanks Smith, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Vannessa Lester and Reginald Lester**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 69-B, ACCORDING TO THE RESUBDIVISION OF LOT 69 OF STONEGATE REALTY, PHASE 3, AS RECORDED IN MAP BOOK 33, PAGE 122, RECORDED AS MAP BOOK 36, PAGE 13, IN THE PROBATE OF SHELBY COUNTY, ALABAMA.**

This property does not constitute the homestead of the Grantor(s).

\$220,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 33, Page 122 and Map Book 36, page 13.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded

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in Instrument 2001-5954 as amended and restated in Instrument No. 2001-12016; Instrument No. 2003-111660 in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Stonegate Farms Property Owners Association, Inc. recorded in Instrument No. 2001-5955.

Pond Declaration filed 12/7/2005 in Instrument #20051207000634400.

EASEMENTS TO ALABAMA POWER CO. AS RECORDED IN DEED BOOK 176, PG 38]; DEED BOOK 185, PG 475; REAL BOOK 15, PG 899; DEED BOOK 148, PG 18; DEED BOOK 182, PG 326; DEED BOOK 184, PG 172; DEED BOOK 128, PG 307; DEED BOOK 240, PG 444; DEED BOOK 321, PG 269; DEEDD BOOK 331, PG 840; DEED BOOK 310, PG 991, DEED BOOK 242, PG 148; DEED BOOK 180, PG 35 AND INSTRUMENT NO. 2002-8798.

AGREEMENT AS SET OUT IN INSTRUMENT NO. 1993-8112.

TERMS, CONDITIONS, RESERVATIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 1993-8110.

EASEMENT AND USE RESTRICTIONS AGREEMENT AS RECORDED IN INSTRUMENT NO. 2001-02969.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 27, PAGE 133; MAP BOOK 29, PAGE 4 A & B, MAP BOOK 31, PAGE 28 A & B AND MAP BOOK 33, PAGE 122.

OPTION AGREEMENT AS RECORDED IN INSTRUMENT NO. 2001-02970.

RIGHT OF WAY TO THE WTER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM AS RECORDED IN INSTRUMENT NO. 20020718000335510 AND INSTRUMENT NO. 20030731000494840, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 20021119000577440; INSTRUMENT NO. 2002-18715; INSTRUMENT NO. 20040102000000750 AND INSTRUMENT NO. 200208210003989600.

EASEMENT AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 2005020400057460 AND INSTRUMENT NO. 20051031000564900 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

UNDERGROUND TRANSMISSION LINE TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 2002-18715.

RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES ADJACENT TO A LAKE.

RIGHTS OF OTHERS TO USE OF LAKE.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

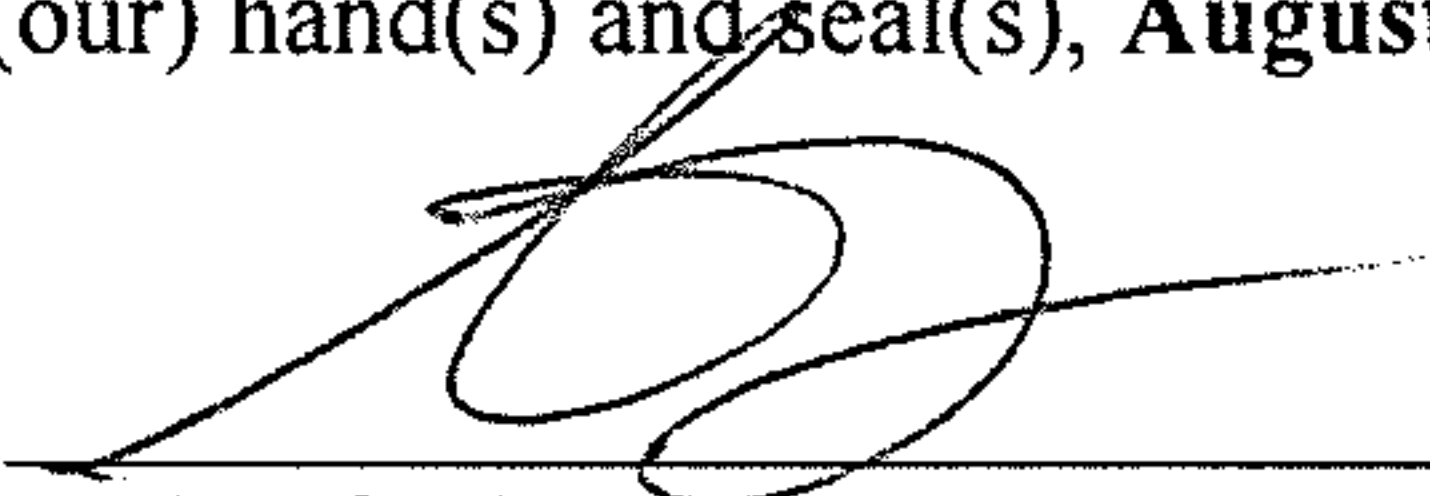
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

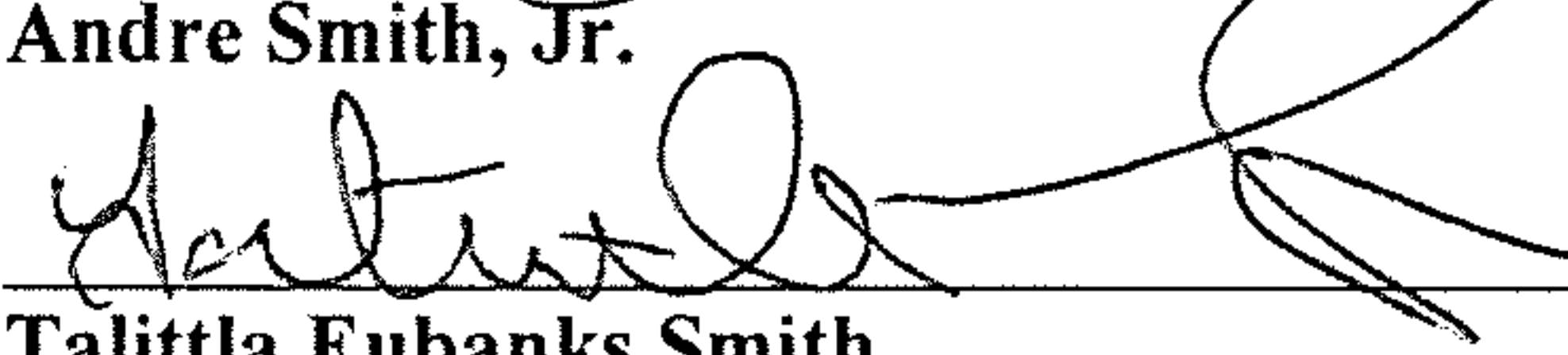
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IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), August 30, 2022.

  
\_\_\_\_\_  
Andre Smith, Jr. (Seal)

  
\_\_\_\_\_  
Talittla Eubanks Smith (Seal)


STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

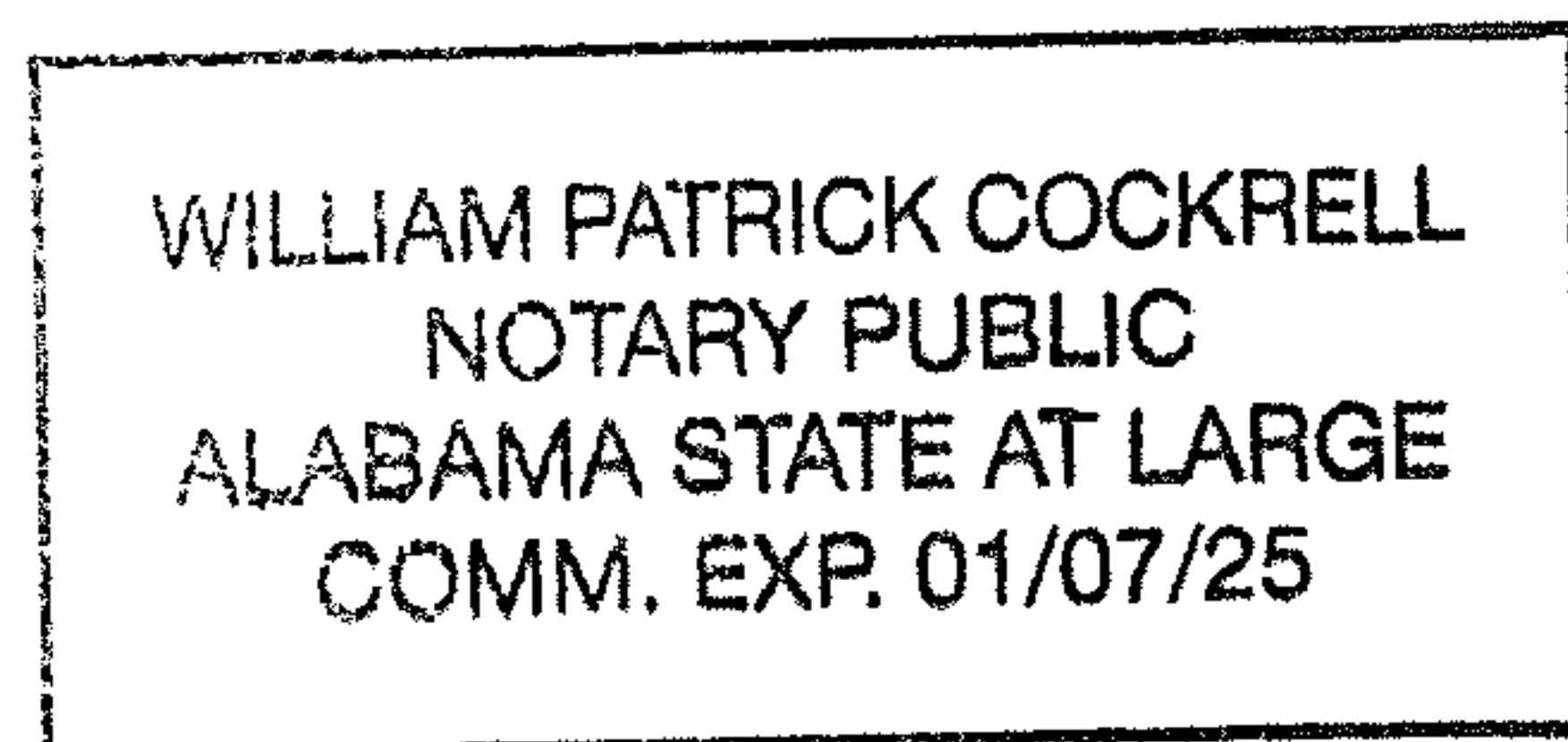
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andre Smith, Jr. and Talittla Eubanks Smith, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed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

Given under my hand and official seal this 30th day of August, 2022

  
\_\_\_\_\_  
Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_



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Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/02/2022 10:39:34 AM  
 \$86.00 JOANN  
 20220902000344120

*Allen S. Bayl*

### Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Andre Smith, Jr. and Talittla Eubanks Grantee's Name Vannessa Lester and Reginald Lester Smith

Mailing Address 116 Saintfield Lane  
 Birmingham, Alabama 35242  
 Property Address 112 Saintfield Lane,  
 Birmingham, Alabama 35242

Mailing Address 112 Saintfield Lane  
 Birmingham, Alabama 35242  
 Date of Sale 08/30/2022

Total Purchase Price \$275,000.00

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

X 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 08/30/2022

Print Vannessa Lester

Unattested

JB

(verified by)

Sign

Vannessa Lester  
 (Grantor/Grantee/Owner/Agent) circle one