



20221028000405570 1/4 \$79.50
Shelby Cnty Judge of Probate, AL
10/28/2022 12:49:06 PM FILED/CERT

TITLE NOT EXAMINED
PREPARED WITHOUT BENEFIT OF SURVEY

Prepared by

Joel C. Watson, Attorney at Law
1240 1ST STREET N. SUITE 102
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANCY WITH SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

TOMMY SMITH, A Married Man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Tommy Smith And Joy Smith

(herein referred to as Grantee) the following described real estate, to wit:

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION
Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such grantee forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
27th day of October, 2022.

Shelby County, AL 10/28/2022
State of Alabama
Deed Tax: \$48.50



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WITNESS:

Grantor-TOMMY SMITH

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TOMMY SMITH, A Married Man whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 this 27th day of October A.D. 2022.

Ka Barber
NOTARY PUBLIC
My Commission Expires: 11/20/23

Exhibit A



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A Parcel of land situated in Sections 5 and 8, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of the SE 1/4 of the SE 1/4 of Section 5, Township 21 South, Range 2 West, Shelby County, Alabama; thence S89°20'07"E, a distance of 100.53' to the POINT OF BEGINNING; thence N25°44'39"E, a distance of 49.80' to the Southerly R.O.W. line of Massey Road and the beginning of a non-tangent curve to the right, having a radius of 1107.23, a central angle of 06°16'29", and subtended by a chord which bears S66°54'28"E, and a chord distance of 121.20'; thence along the arc of said curve and said R.O.W. line, a distance of 121.26'; thence S65°48'31"E and along said R.O.W. line, a distance of 87.50'; thence S01°22'48"W and leaving said R.O.W. line, a distance of 175.29'; thence N89°07'11"W, a distance of 213.81'; thence N01°22'50"E, a distance of 210.55' to the POINT OF BEGINNING.

Said Parcel containing 1.07 acres, more or less.

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Tommy Smith
Mailing Address 2066 Massey Rd
Alabaster AL 35007

Grantee's Name Tommy and Joy Smith
Mailing Address 2066 Massey Rd
Alabaster AL 35007

Property Address 2066 Massey Rd
Alabaster AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 48,200

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 10-28-2022

Print Tommy Smith

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1