

This instrument prepared by:  
Edward Reisinger  
Kudulis, Reisinger and Price  
PO Box 601  
Birmingham, Alabama 35201

Steven M. Fishman  
Ruth Elizabeth Fishman  
1028 Greystone Cove  
Hoover AL 35242

**WARRANTY DEED**

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Six Hundred and Ninety Nine Thousand and Nine Hundred and 00/100 Dollars (\$699,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

**Johnny Smith Jr and Keisha Smith, Husband and Wife**

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
Steven M. Fishman and Ruth Elizabeth Fishman

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 93, ACCORDING TO THE AMENDED MAP OF THE COVE AT GREYSTONE, PHASE I, AS RECORDED IN MAP BOOK 26, PAGE 39 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.


\$ 559,920 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or 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 and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 16<sup>th</sup> day of November, 2022.

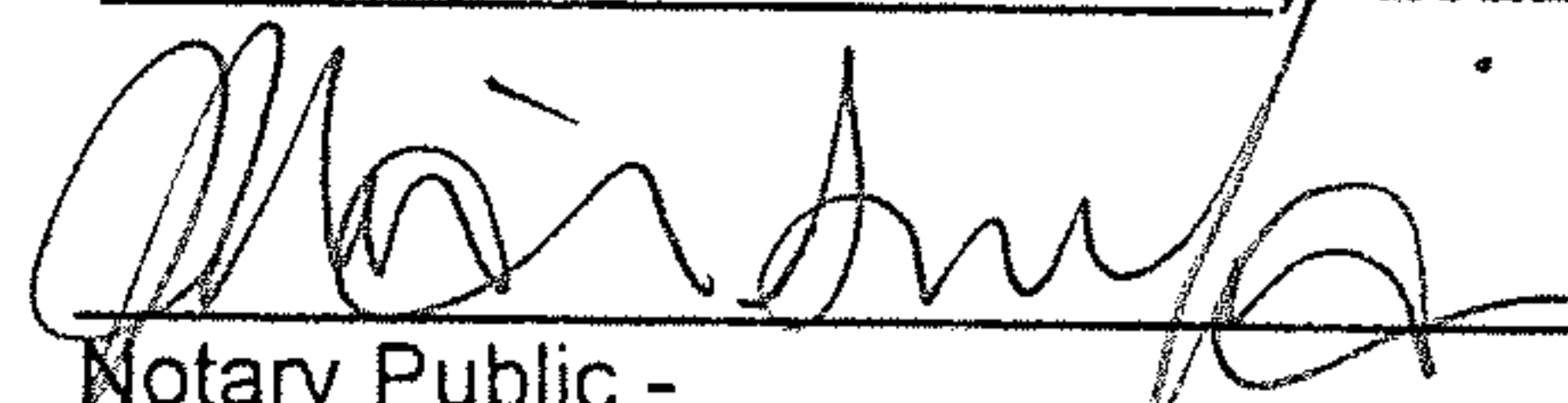
  
\_\_\_\_\_  
Johnny Smith Jr (Seal)

STATE OF Alabama }

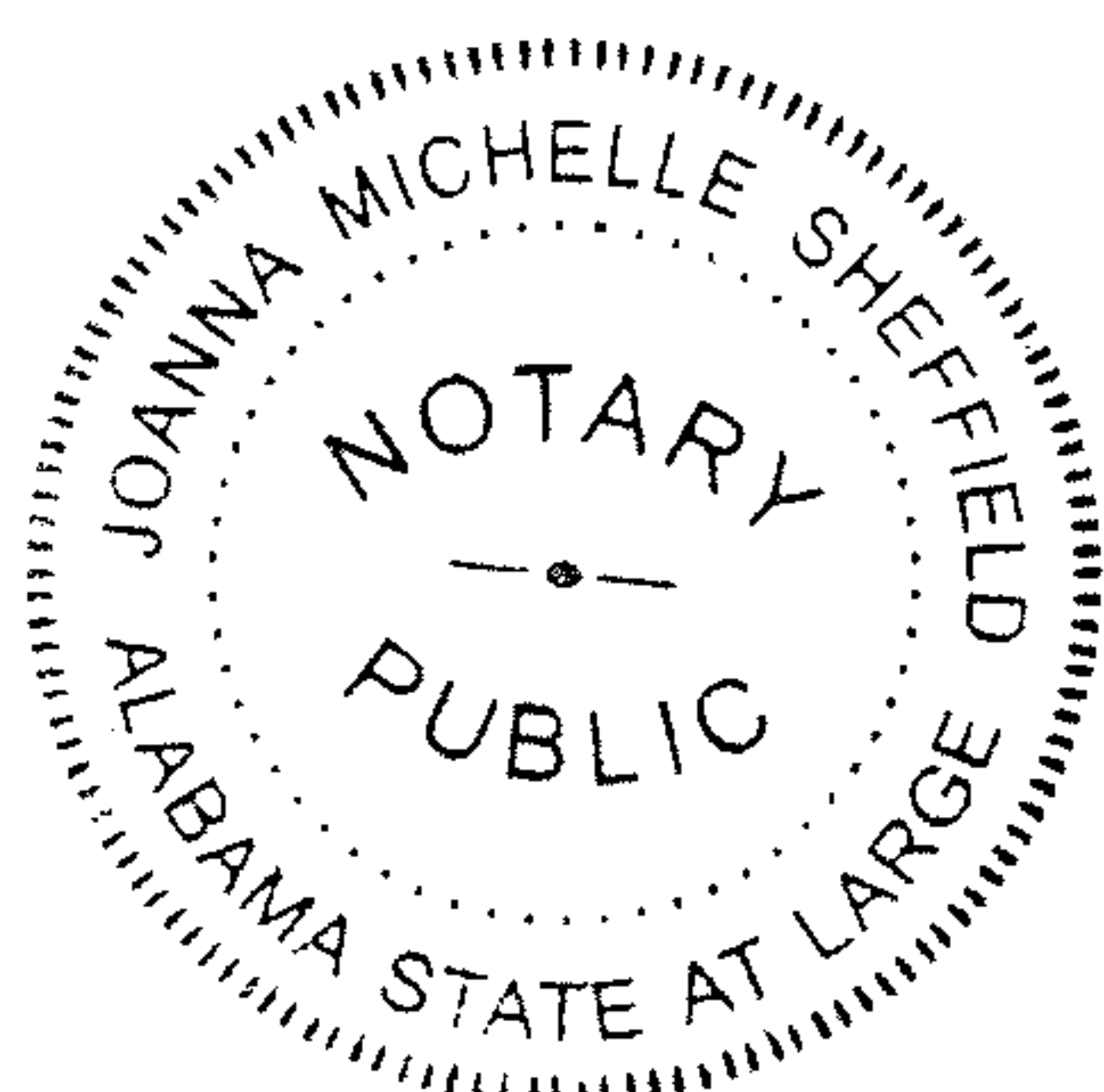
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny Smith Jr, 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 this 16<sup>th</sup> day of November, 2022.

  
\_\_\_\_\_  
Notary Public -

My Commission Expires: 6/12/2024



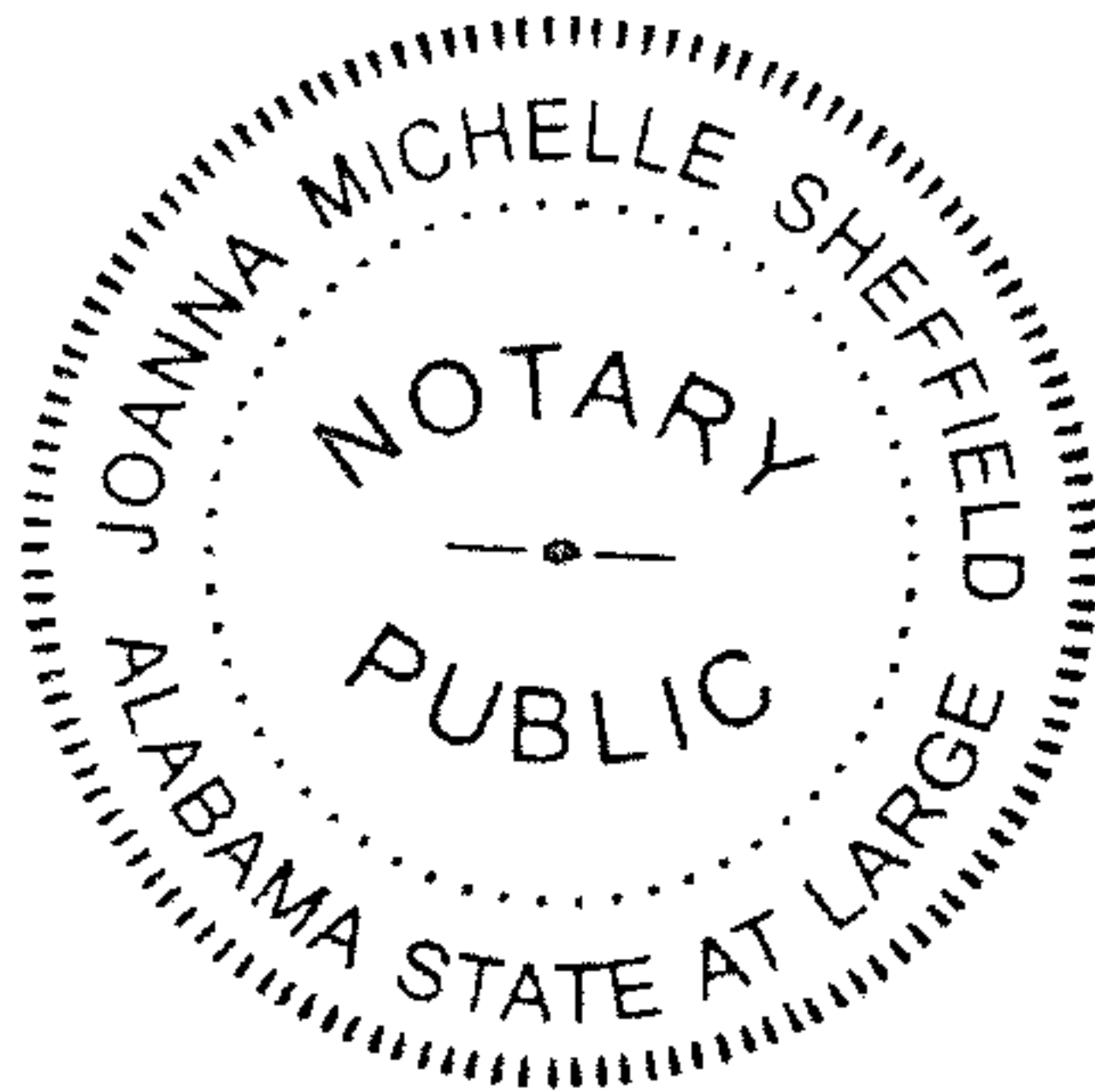
IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 16<sup>th</sup> day of November, 2022.

Keisha Smith (Seal)  
Keisha Smith

STATE OF Alabama }  
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Keisha 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 this 16<sup>th</sup> day of November, 2022.



Joanna Sheffield  
Notary Public -

My Commission Expires: 6/12/2024



**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 Johnny Smith Jr and Keisha Smith

Grantee's Name Steven M Fishman and Ruth Elizabeth Fishman

Mailing Address 1028 Greystone Cove Drive  
Hoover, AL 35242

Mailing Address 1028 Greystone Cove Drive  
Hoover, Alabama 35242

Property Address 1028 Greystone Cove Drive  
Hoover, Alabama 35242

Date of Sale 12/20/2022

Total Purchase Price \$699,900.00

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

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 12/20/22

Steven M Fishman  
Print Steven M Fishman

Unattested

[Signature]  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/22/2022 12:43:48 PM  
\$168.00 BRITTANI  
20221222000458520

Allie S. Boyd