20230103000000050 01/03/2023 08:04:58 AM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Gordon Babb & Nicole Horowitz 1012 Ashley Brook Lane Helena, AL 35080

STATE OF ALABAMA	)
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED
	*

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$182,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, TYANE THOMAS DIETZ, as Personal Representative of the ESTATE OF EMMETT TAYLOR SMITH, III, Shelby County Probate Case No. PR-2022-001040 (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, GORDON BABB and NICOLE HOROWITZ (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3, according to the Survey of Ashley Brook Town Homes, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$182,500.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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 survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 22'nd day of December, 2022.

TYANE THOMAS DIETZ, as Personal
Representative of the ESTATE OF
EMMETT TAYLOR SMITH, III,
Shelby County Probate Case No. PR-2022-001040

STATE OF Teyes

COUNTY OF Angelina

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that TYANE THOMAS DIETZ, as Personal Representative of the ESTATE OF EMMETT TAYLOR SMITH, III, Shelby County Probate Case No. PR-2022-001040, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the <u>30</u> day of December, 2022.

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NOTARY PUBLIC

My commission expires: 3 るん-35

SHANNON GESFORD

Notary Public, State of Texas

Comm. Expires 02-26-2025

Notary ID 132945250

## Real Estate Sales Validation Form

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

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Grantor's Name	ESTATE OF EMME SMITH, III	TT TAYLOR	Gr	rantee's Nai		GORDON BABB and NICOLE HOROWITZ		
Mailing Address	1012 ASHLEY BRO		Mailing Address 1012 ASHLEY BROOK LANE		LANE			
	HELENA, AL 35080	······			HELENA,	AL 35080	/ <del>************************************</del>	
Property Address	1012 ASHLEY BRO HELENA, AL 35080		Date of Sale December 28, 2022					
		· · · · · · · · · · · · · · · · · · ·	Total Purchase Price <b>\$182,500.00</b>					
		•	Actua	or al Value	\$			
			Assessor's	or Market Val	lue <b>\$</b>			
	e or actual value clain of documentary evide			n the follow	ing documer	ntary evidence:	(check	
Bill of Sale			Appraisal					
Sales Contrac	ct		Other					
X Closing State				<del></del>	^+·-··-			
If the conveyance of this form is not r	document presented t equired.	for recordation conta	ains all of the	required in	formation re	ferenced above	e, the filing	
		Instr	uctions					
Grantor's name an current mailing add	d mailing address - pr tress.	rovide the name of t	he person or	r persons co	onveying inte	rest to property	and their	
Grantee's name ar conveyed.	nd mailing address - p	rovide the name of	the person o	r persons to	whom interes	est to property	is being	
	the physical address erty was conveyed.	of the property bein	g conveyed,	if available.	Date of Sale	e - the date on	which	
Total purchase prid the instrument offe	ce - the total amount pered for record.	aid for the purchase	e of the prop	erty, both re	eal and perso	nal, being con	veyed by	
Actual value - if the instrument offered current market value	e property is not being for record. This may late.	sold, the true value be evidenced by an	of the prope appraisal co	erty, both reanducted by	al and persor a licensed a	nal, being conv opraiser or the	eyed by the assessor's	
valuation, of the pro-	ded and the value must operty as determined e used and the taxpay	by the local official of	charged with	the respon	sibility of valu	ing property fo		
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	113CO2	Official Public Rec	<b>1</b>	)				
· •		Judge of Probate, S	Shelby County	y Alabama, (	County			
File 22809		Clerk					Form RT-1	
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**\$210.50 BRITTANI** 

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