

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

109 2nd ave SW
Birmingham al 35211

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred Forty-Six Thousand and 00/100 (\$146,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Corey Smith, as Trustee for Conner Aiden Smith and Austin Smith, as Trustee for Brelynn Kai Smith, in hand paid by the GRANTEE(S), Cendy Gallardo Aranza, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 11, in Block 3, of Farris Smith Subdivision, as recorded in Map Book 4 page 60 in the Probate Office of Shelby County, Alabama

Prior Deed Reference: Inst. 20190114000014910 and 20230616000180930.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

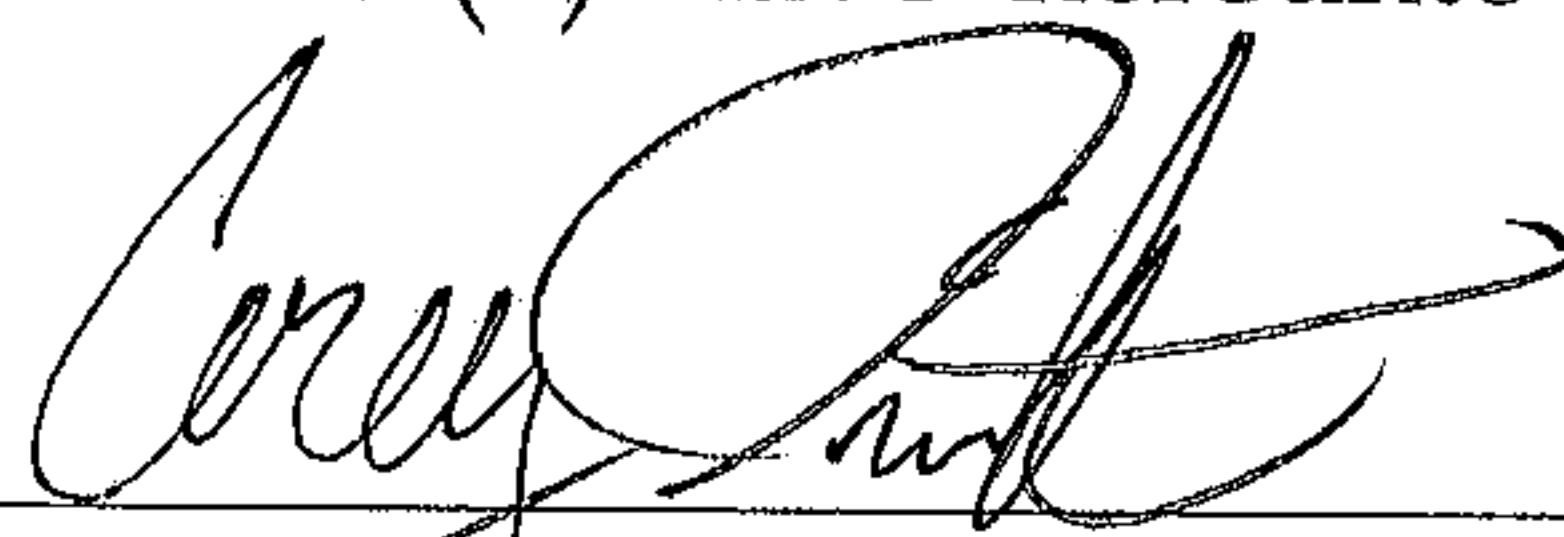
Subject to reservations, easements and rights of ways affecting subject property of record.

NOTE: James Franklin Smith passed from this life on or about 9/25/2022, Case Number PR 20-23-343.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 7th day of July, 2023.



Corey Smith, as Trustee for Conner Aiden Smith



Austin Smith, as Trustee for Brelynn Kai Smith

STATE OF Alabama)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Corey Smith, as Trustee for Conner Aiden Smith and Austin Smith, as Trustee for Brelynn Kai Smith** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: 4-25-27

Address of Grantee:

109 2nd Ave SW
Bham, AL 35211

Address of Grantor:

2192 Smokey Rd
Alabaster, AL
35007

Property Address:

324 11th St. NW
Alabaster, AL 35007

Real Value: \$146,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2023 08:05:17 AM
\$173.00 PAYGE
20230710000203500

Allen S. Bayl