

*This Instrument was Prepared
Without Benefit of Title Search by*
Thomas G. Owings
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1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

Send Tax Notice To:
S. Luke Smith and
Lacy M. Smith
143 Steves Road
Brierfield, AL 35035

State of Alabama §
 §
Shelby County § ***Warranty Deed***
 § ***Jointly for Life with Right of Survivorship***

Know All Men By These Presents:

That in consideration of ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged CLAYTON MCDONALD NORDAN and ANTOINETTE SPANOS NORDAN, husband and wife, whose mailing address is 2907 Virginia Road, Birmingham, Alabama, 35223 (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto S. LUKE SMITH AND LACY M. SMITH, whose address is 143 Steves Road, Brierfield, AL 35035, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within Shelby County, Alabama, to-wit:

Lot Number 12 of the Hubbard and Givhan Subdivision of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section 21, Township 22 South, Range 3 West, according to the map of said subdivision, recorded in Map Book 3 at Page 128 of the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20180205000037530

The Property herein being conveyed is not the homestead of the Grantors.

PROPERTY ADDRESS:
Vacant Subdivision Lot
Montevallo, AL 35115

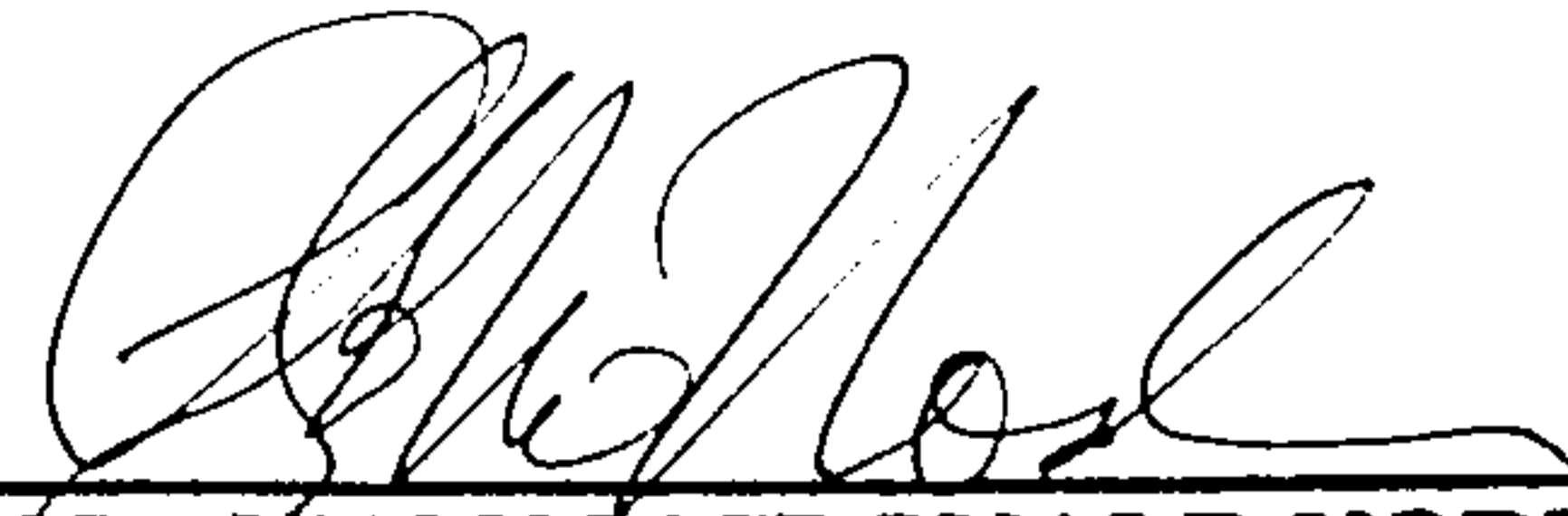
This conveyance is made subject to all restrictions, easements, reservations, statutory redemptive rights, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD unto said Grantee, as joint tenants, with right of survivorship, their heirs, successors, 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 survives the other, the entire interest in fee simple shall pass to the surviving Grantee.

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

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 11th day of September, 2023.

 (Seal)
CLAYTON MCDONALD NORDAN

 (Seal)
ANTOINETTE SPANOS NORDAN

STATE OF ALABAMA

COUNTY OF Jefferson

§
§
§

GENERAL ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Clayton McDonald Nordan and Antoinette Spanos Nordan, husband and wife, whose names are signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed same voluntarily as their own act on the day the same bears date.

Given under my hand and official seal this 11th day of September, 2023.




Notary Public
My Commission Expires: 9/9/25

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Clayton McDonald Nordan & Antoinette Spanos Nordan
 Mailing Address 2907 Virginia Road
Birmingham, AL 35223

Grantee's Name S. Luke Smith and Lacy M. Smith
 Mailing Address 143 Steves Road
Brierfield, AL 35035

Property Address Vacant Subdivision Lot
Montevallo, AL 35115

Date of Sale _____

Total Purchase Price \$ 1,000.00

or

Actual Value \$

or

Assessor's Market Value \$ 50,000

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

☐ Appraisal

☐ Sales Contract

☒ Other

☐ Closing Statement

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 _____

Print Delilah Cole

☐ Unattested

Sign Delilah Cole

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/21/2023 09:37:12 AM
 \$78.00 BRITTANI
 20230921000282960

Form RT-1

Delilah S. Bayl