



20231214000360320 1/3 \$468.50
Shelby Cnty Judge of Probate, AL
12/14/2023 03:16:35 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Smith Family Asset Management Trust
P.O. Box 39
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **Donald Carl Smith and Cheryl Cook Smith, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Donald Carl Smith and Cheryl Cook Smith, as Co-Trustees of the Smith Family Asset Management Trust dated 14 December, 2023**, hereinafter known as the GRANTEE;

PARCEL I: Lake House:

Lot 27, according to Walter's Cove, First Sector, as shown by subdivision map recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama.

PARCEL II: Lake House (boundary issue resolution):

A Parcel of land being part of Lot 26 of Walter's Cove, First Sector, as recorded in Map Book 5, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows: Commence at the NE Corner of Lot 26, Map Book 5, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southerly R.O.W. line of Shelby County Highway 414; Thence South 12 degrees 45' 17" East and leaving said R.O.W. line a distance of 122.78' to the Point of Beginning; Thence continue South 12 degrees 45' 17" East a distance of 46.48'; Thence South 83 degrees 38' 41" West a distance of 11.21'; Thence North 06 degrees 21' 19" West a distance of 46.19'; Thence North 83 degrees 38' 41" East a distance of 6.03' to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR. This deed was prepared without the benefit of a title search or survey.

Shelby County, AL 12/14/2023
State of Alabama
Deed Tax: \$439.50

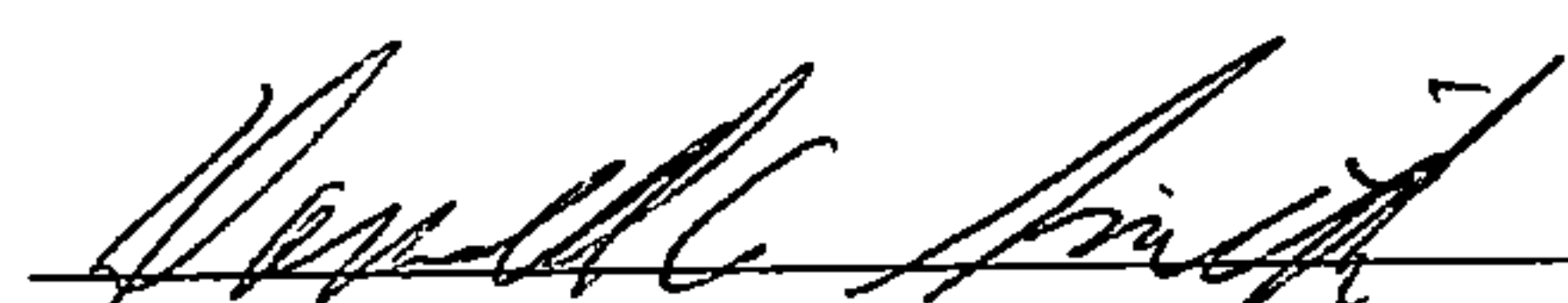



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TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 14 Day of DEC., 2023.



Donald Carl Smith
GRANTOR


Cheryl Cook Smith
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Donald Carl Smith* and *Cheryl Cook Smith, a married couple*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 14 Day of DEC., 2023.


NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Donald C. Smith
Mailing Address Box 39
Wilsonville, AL 35786

Grantee's Name Smith Family Trust
Mailing Address Box 39
Wilsonville, AL 35786

Property Address 180 Hwy. 414
Wilsonville, AL 35786

Date of Sale 12/14/23

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 439,200.00

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 Tax Records

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.

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 12/14/23

Unattested

(verified by)

Print Donald C. Smith

Sign Donald C. Smith

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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