

THIS INSTRUMENT WAS PREPARED BY:
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SEND TAX NOTICE TO:
Zoe Hontzas
Jacqueline Coggins
Jackie Hontzas, as Trustee

ESTATE DEED - NO TITLE OPINION ISSUED

STATE OF ALABAMA }
} **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY }

that in consideration of **TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration,** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/We,

JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS, as Personal Representative, the Estate of TARA SMITH HONTZAS, deceased, Shelby County, Alabama Probate Case Number PR-2023-000114; and

Jacqueline Hontzas Coggins, a married woman as heir of TARA SMITH HONTZAS and beneficiary of the Last Will and Testament of TARA SMITH HONTZAS, deceased, and

Zoe Alexandra Hontzas, an unmarried woman as heir of TARA SMITH HONTZAS and beneficiary of the Last Will and Testament of TARA SMITH HONTZAS, deceased

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Jacqueline Hontzas Coggins, a one-half (1/2) interest,

Zoe Alexandra Hontzas, a one-quarter (1/4) interest,

**The TARA SMITH HONTZAS Testamentary Trust
established under the Last Will and Testament of
Tara Smith Hontzas, deceased, Probate Case No. PR-2023-000114,
Shelby County, AlabamaJACQUELINE SMITH HONTZAS,
as Trustee, a one-quarter (1/4) interest**

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

Lot 32, according to the Corrected Map of Parkview Townhomes Plat No. 1, as recored in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama.

- 1. No Title Exam Performed, No Title Opinion Issued, No survey Provided. This instrument was prepared with information provided by the Grantor and Grantee listed herein. A Title Exam, Title Opinion, and survey was not requested by the Grantor and Grantee contained herein. No legal advice nor tax advice was rendered by the preparer of this deed. The Preparer of this document acts as a draftsman only.
- 2. Mineral and Mining Rights excepted, if any.
- 3. This property is not the homestead of Jacqueline Hontzas Coggins.
- 4. Ms. TARA SMITH HONTZAS died testate on or about January 8, 2023 in Shelby County, Alabama. Ms. TARA SMITH HONTZAS's last will and testament was offered in for probate in the Probate Court of Shelby County, Alabama on or about January 27, 2023 in Case Number PR-2023-000114, JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS, was appointed as the Personal Representative via Letters Testamentary issued JANUARY 30, 2023.
- 5. No survey provided, no survey requested.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS, as Personal Representative, the Estate of TARA SMITH HONTZAS, deceased, Shelby County, Alabama Probate Case Number PR-2023-000114, Jacqueline Hontzas Coggins, and Zoe Alexandra Hontzas** who is/are authorized to execute this conveyance, hereto set their signature and seal and WE have hereunto set our hand(s) and seal(s) this 14th day of December, 2023.

Jackie Smith Hontzas (Seal)
JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH
HONTZAS, in her capacity as Personal Representative
Of the TARA SMITH HONTZAS, deceased, Shelby County
Alabama Probate Case Number PR-2023-000114

Zoe Hontzas (Seal)
Zoe Alexandra Hontzas

Jacqueline Hontzas Coggins (Seal)
Jacqueline Hontzas Coggins

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Pamela J Shaw, a Notary Public in and for said County, in said State, hereby certify that JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS, as Personal Representative, the Estate of TARA SMITH HONTZAS, deceased, Shelby County, Alabama Probate Case Number PR-2023-000114, Jacqueline Hontzas Coggins, and Zoe Alexandra Hontzas, who's names is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he (or she) in his (or her) capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 2023.

Pamela J Shaw
NOTARY PUBLIC
My Commission Expires:

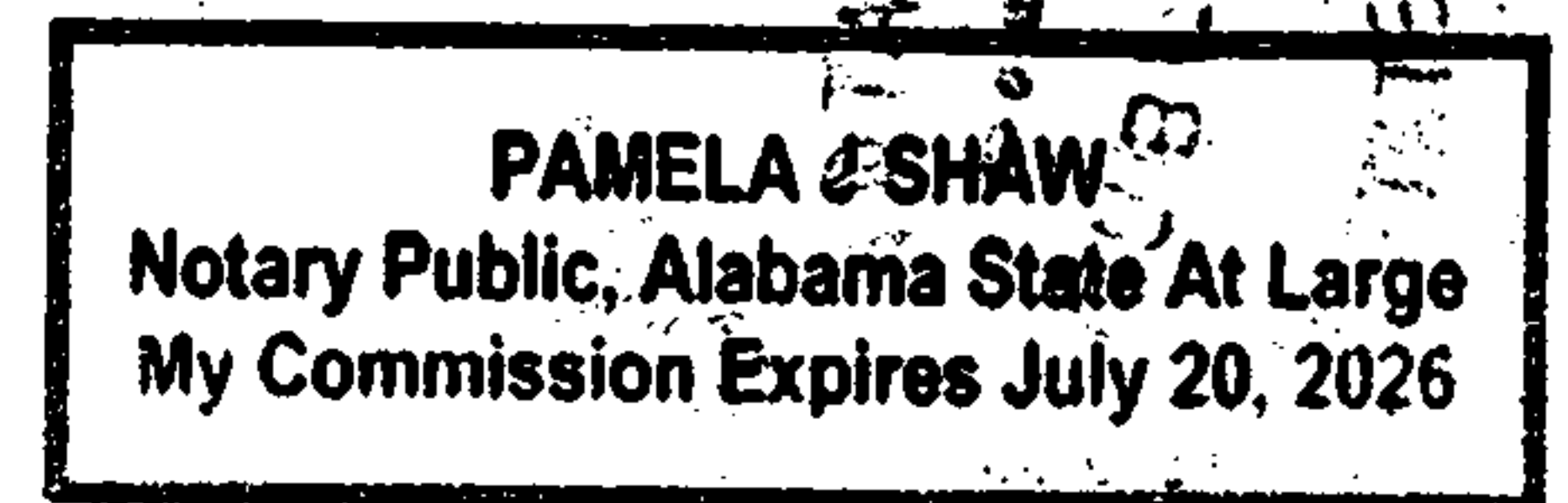
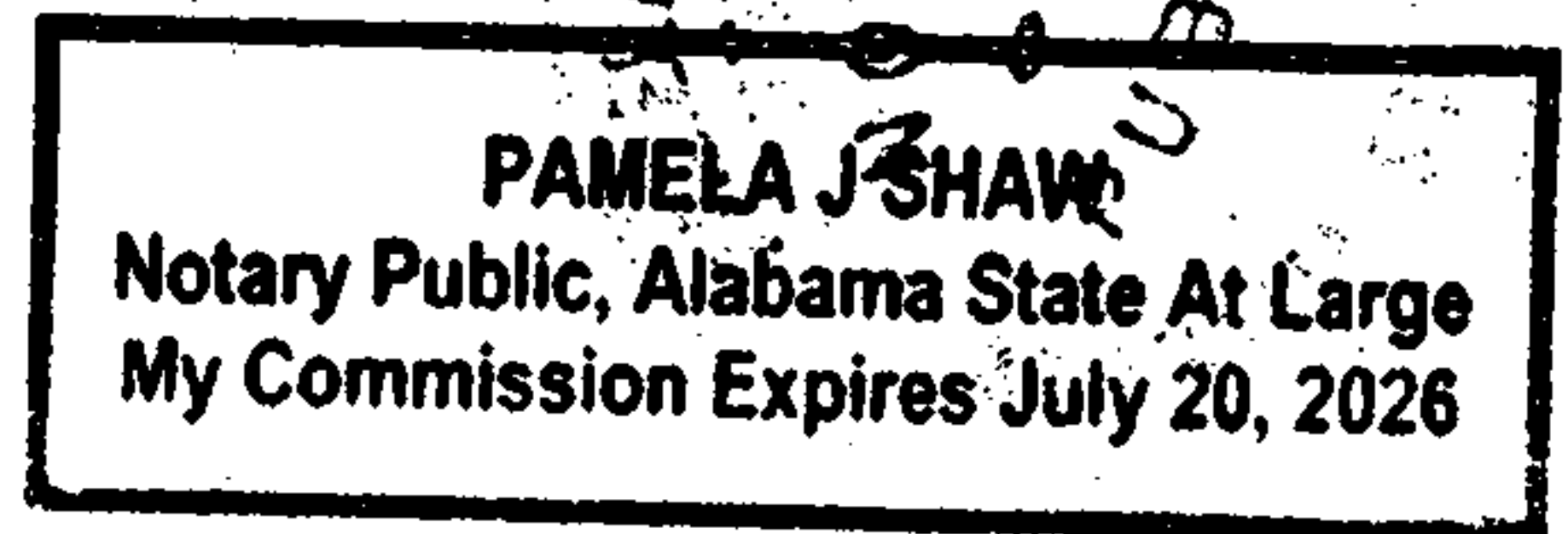
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Pamela Shaw, a Notary Public in and for said County, in said State, hereby certify that Jacqueline Hontzas Coggins, and Zoe Alexandra Hontzas, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 2023.

Pamela J Shaw
Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF TARA SMITH
Mailing Address HONTZAS
191 Trace Ridge Road
Hoover, Alabama 35244

Grantee's Name Jacqueline Coggins, Zoe Hontzas, &
Mailing Address Testamentary Trust of Tara Hontzas
141 Canyon Trail
Pelham, Alabama 35124

Property Address 141 Canyon Trail
Pelham, Alabama 35124

Date of Sale Decebmer 14, 2023
Total Purchase Price \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2024 02:09:13 PM
\$34.00 JOANN
2024010900007750

or
Actual Value \$ 207,000.00
or
Assessor's Market Value \$



The purchase price or actual value claim Alvin S. Byrd 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 ^{Text}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 1/9/2024

Print Jackie Smith Hontzas

☒ Unattested
(verified by)

Sign Jackie Smith Hontzas
(Grantor/Grantee/Owner/Agent) circle one