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DEEDS 1/3

Matthew D. Wright
Attorney at Law
The Wright Law Firm, P.C.
137 Main Street, Suite 202
Trussville, Alabama 35173
(205) 836-1224
www.MatthewDWright.com

SEND TAX NOTICE TO:
Zoe Hontzas

WARRANTY DEED - NO TITLE OPINION ISSUED

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

that in consideration of **ONE HUNDRED FIVE THOUSAND DOLLARS AND NO CENTS ($105,000.00) 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 Hontzas Coggins, a married woman, as to her one-half (1/2) interest,

JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS, as Trustee of 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, Alabama, joined by Jacqueline Hontzas Coggins individually, as said Trust's contingent beneficiary, as to a one-quarter (1/4) interest

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

Zoe Alexandra Hontzas

(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. JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS are one and the same person.

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, **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, Alabama JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS, as Trustee, Jacqueline Hontzas Coggins, and Jacqueline Hontzas Coggins, as the contingent beneficiary of the 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, Alabama JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS,** as Trustee **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 23 day of January, 2024.

(Seal)
Jacqueline Hontzas Coggins, as the contingent beneficiary of the 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, Alabama JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS, as Trustee

(Seal)
Jacqueline Hontzas Coggins

(Seal)
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, Alabama JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS, as Trustee

STATE OF ALABAMA)
COUNTY OF Jefferson)

ACKNOWLEDGMENT

I, Pamela J Shaw a Notary Public in and for said County, in said State, hereby certify that Jacqueline Hontzas Coggins, as the contingent beneficiary of the 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, Alabama JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS, as Trustee, who's names is signed to the foregoing instrument, 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 23 day of January, 2024.

Pamela J Shaw
NOTARY PUBLIC
My Commission Expires:

PAMELA J SHAW
Notary Public, Alabama State At Large
My Commission Expires July 20, 2026

STATE OF ALABAMA)
COUNTY OF Jefferson)

ACKNOWLEDGMENT

I, Pamela J Shaw a Notary Public in and for said County, in said State, hereby certify that Jacqueline Hontzas Coggins, 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 23 day of January, 2024.

Pamela J Shaw
Notary Public
My Commission Expires:

PAMELA J SHAW
Notary Public, Alabama State At Large
My Commission Expires July 20, 2026

STATE OF ALABAMA)
COUNTY OF Jefferson)

ACKNOWLEDGMENT

I, Pamela J Shaw a Notary Public in and for said County, in said State, hereby certify that 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, Alabama JACQUELINE SMITH HONTZAS a/k/a JACKIE SMITH HONTZAS, as Trustee, 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 Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of January, 2024.

Pamela J Shaw
NOTARY PUBLIC
My Commission Expires:

PAMELA J SHAW
Notary Public, Alabama State At Large
My Commission Expires July 20, 2026

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/29/2024 12:25:42 PM
$139.00 JOANN
20240129000021950

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 Hontzas & Jacqueline Hontzas Coggins
Mailing Address: 141 Canyon Trail, Pelham, AL 35124

Grantee's Name: Zoe Hontzas
Mailing Address: 141 Canyon Trail, Pelham, AL 35124

Property Address: 141 Canyon Trail, Pelham, AL 35124

Date of Sale: 1/23/2024
Total Purchase Price: $ 105,000.00
or
Actual Value: $
or
Assessor's Market Value: $

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

____ Mortgage
____ Bill of Sale
_X_ Sales Contract
_X_ Closing Statement
___ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of $100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 1/23/2024

Print John A. Gant

Sign J.A. Gant

(Owner / Agent) circle one