

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Tammy O. Smith
250 Meadow Road
Montevallo, AL 35115
205-229-2967

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**

20240730000235040 1/3 \$83.00
Shelby Cnty Judge of Probate, AL
07/30/2024 12:20:58 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **LOVE AND AFFECTION** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **TOMMIE L. MITCHELL, an unmarried person**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **TAMMY O. SMITH** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY County**, Alabama, to-wit:

SEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantor.

NOTE: THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 23 day of July, 2024 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Tommie L. Mitchell (S.)
TOMMIE L. MITCHELL

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

Shelby County, AL 07/30/2024
State of Alabama
Deed Tax: \$55.00

I, Regina R Latham, a Notary Public for the State at Large, hereby certify that the above posted name, Tommie L. Mitchell, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 23 day of July, 2024.

REGINA R LATHAM
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 17, 2027

Regina R Latham
NOTARY PUBLIC
My Commission Expires: 5/17/2027

Lots 1 and 2 in Block 1, Map of Southmont in Southwest 1/4 of Northeast 1/4 of Section 3, Township 24 North, Range 12 East, in Town of Montevallo, Alabama, according to map recorded in Map Book 4, at Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1995 and subsequent years.

25 foot building line from Doster Drive, as shown by recorded plat.

Right-of-Way granted to Alabama Power Company by instrument(s) recorded in Volume 220, Page 372.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1992-27791.

Exhibit A



20240730000235040 2/3 \$83.00
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Real Estate Sales Validation Form

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

Grantor's Name Tommy Mitchell
Mailing Address PO Box 316
Monticello AL 3715

Grantee's Name Tammy O Smith
Mailing Address 250 Meadow Rd
Monticello AL 3715

Property Address 125 Foster Dr
Monticello AL
3715

Date of Sale 7/23/2024
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 5,000

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other

20240730000235040 3/3 \$83.00
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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 7/23/2024

Print Chris Smithman

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1