

Send Tax Notice to:
Sandra P. Fontaine
1595 Chelsea Road
Columbiana, Alabama 35051

This instrument was prepared by:
Ellis, Head, Owens, Justice, Arnold & Graham
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE
PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **SCOTT ALAN SMITH**, an unmarried man (herein referred to as Grantor), do grant, bargain, sell and convey unto **SCOTT ALAN SMITH** and **SANDRA P. FONTAINE** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

Taxes for 2024, and subsequent years, easements, restrictions, rights-of-way, and permits of record.

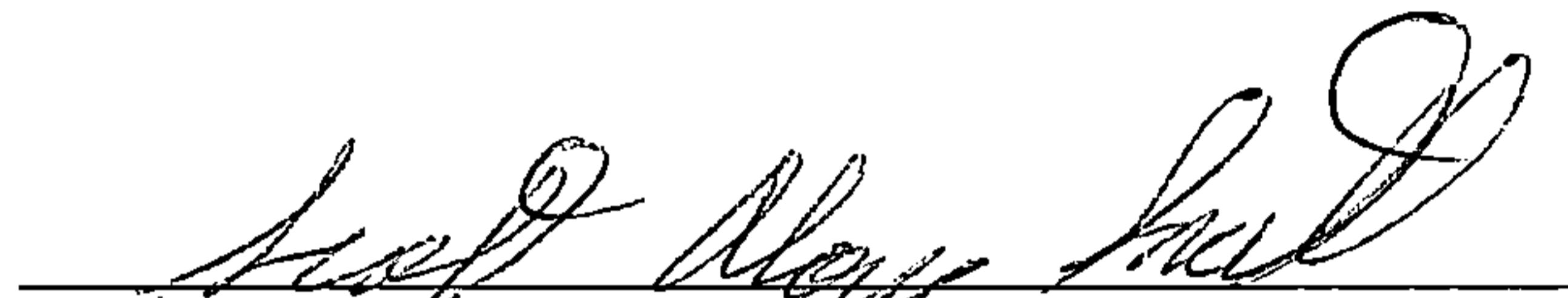
This is not part of Grantor's homestead.

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

Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 19th day of August, 2024.

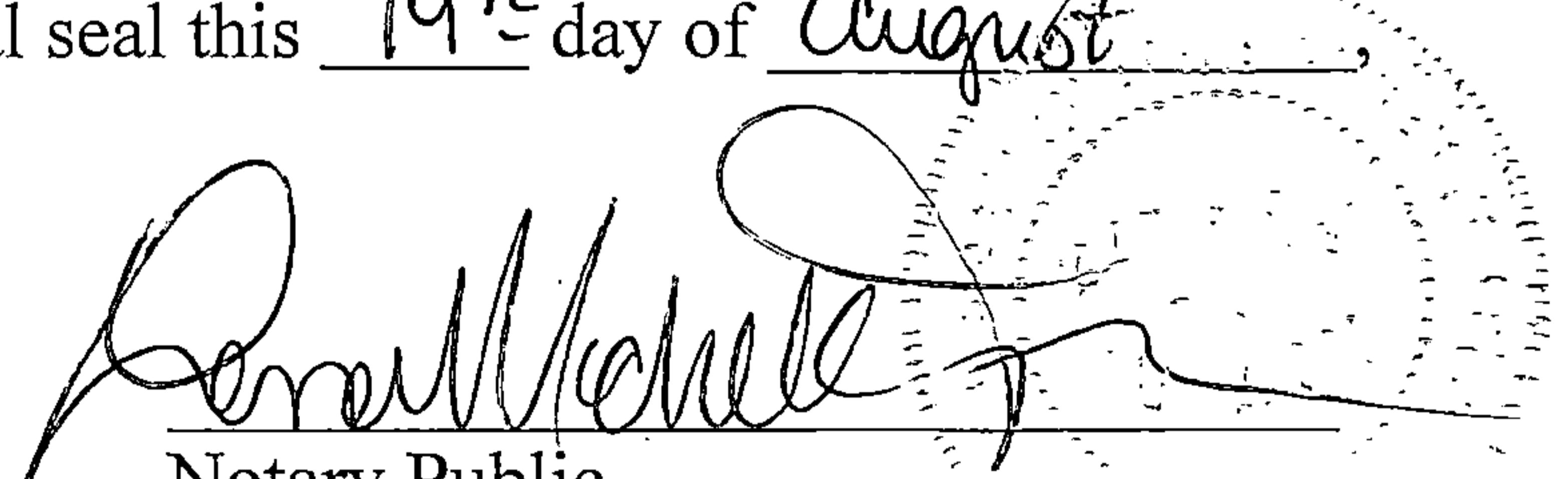


Scott Alan Smith

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Scott Alan Smith, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August, 2024.



Ronald Michelle
Notary Public

My Commission Expires: 8-5-2025



20240828000269140 3/4 \$397.00
Shelby Cnty Judge of Probate, AL
08/28/2024 01:35:35 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 21 South, Range 1 West; Also begin at the northeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 14, Township 21 South, Range 1 West and run thence west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 961.60 feet; thence turn an angle of 87 degrees 43 minutes to the left and run a distance of 100.00 feet; thence turn an angle of 92 degrees 17 minutes to the left and run a distance of 1179.40 feet to the west line of the Columbiana-Chelsea Highway; thence turn an angle of 91 degrees 35 minutes to the left and run along the west line of said Highway a distance of 99.96 feet to the north line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence turn an angle of 88 degrees 25 minutes to the left and run along the north line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ a distance of 211.20 feet to the point of beginning; situated in the South $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Sandra Fontaine

Grantor's Name Scott Alan Smith
Mailing Address 524 Eastwood Place
Vestavia Hills, Alabama 35216

Grantee's Name Scott Alan Smith and Sandra Fountain
Mailing Address 524 Eastwood Place 1595 Chelsea Road
Vestavia Hills, Alabama 35216
Columbiana, AL 35051

Property Address 1595 Chelsea Road
Columbiana, Alabama 35051

Date of Sale
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 365,815.00 (1/2)

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 Shelby County Property Tax Commission
 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 08/28/24

Print SANDRA Fontaine

Unattested

(verified by)

Sign Scott Alan Smith

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20240828000269140 4/4 \$397.00
Shelby Cnty Judge of Probate, AL
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