



20250210000038970 1/2 \$58.50
Shelby Cnty Judge of Probate, AL
02/10/2025 09:20:57 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Dollars (\$500.00) and other goods and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **Eddie Smith** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Meredith Smith** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:


Lots 28, 29, 30, 31, 32, 33, and 34, Block "E" "Ellis" Edition to Town of Montevallo, Shelby County, Alabama.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand and seal on this the

28 day of January, 2024. ⁵


Eddie Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Neal L. Medaris, a Notary Public in and for said County in said State, hereby certify that Eddie Smith 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 this instrument, and with full authority, executed the same voluntarily.

Given under my hand and official seal this the 28 day of January, 2024.


Notary Public
My Commission Expires: 3/18/28

Prepared by:
John Medaris, Attorney at Law
230 Bearden Rd
Pelham, AL 35124

Shelby County, AL 02/10/2025
State of Alabama
Deed Tax: \$33.50

Real Estate Sales Validation Form

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

Grantor's Name Eddie Smith
Mailing Address 245 Meadow Rd
Monterevallo, AL
35115

Grantee's Name Meredith Smith
Mailing Address 3746 James Hill Cir
Bham, AL 35226

Property Address 227 Commerce St
Monterevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 66,150

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 1/2 33,075

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

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 _____

Unattested

(verified by)

Print Meredith Smith

Sign Meredith Smith

(Grantor/Grantee/Owner/Agent) circle one