

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
The LT Family Trust  
7600 Pleasant Colony Ct  
Las Vegas, NV 89131

### **GENERAL WARRANTY DEED**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Eight Hundred Thirty Thousand And No/100 Dollars (\$830,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Bobby L. Thomas and Renae Carroll Thomas, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lawrence J. Smith and Patricia D. Smith as Trustees of The LT Family Trust dated August 29, 2007, as amended and restated July 11, 2018 (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 21, according to the Survey of The Shires, Phase II, as recorded in Map Book 13, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

BOBBY L. THOMAS IS ONE AND THE SAME PERSON AS BOBBY THOMAS GRANTEE IN DEED RECORDED IN INSTRUMENT 20210628000312040.

RENAE CARROLL THOMAS IS ONE AND THE SAME PERSON AS RENAE C. THOMAS GRANTEE IN DEED RECORDED IN INSTRUMENT 20210628000312040.

Subject to a third party mortgage in the amount of \$440,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 12<sup>th</sup> day of February, 20 25.

Bobby L. Thomas  
Bobby L. Thomas

Rena Carroll Thomas by Bobby L. Thomas, Attorney in Fact  
Rena Carroll Thomas by Bobby L. Thomas, her Attorney in Fact

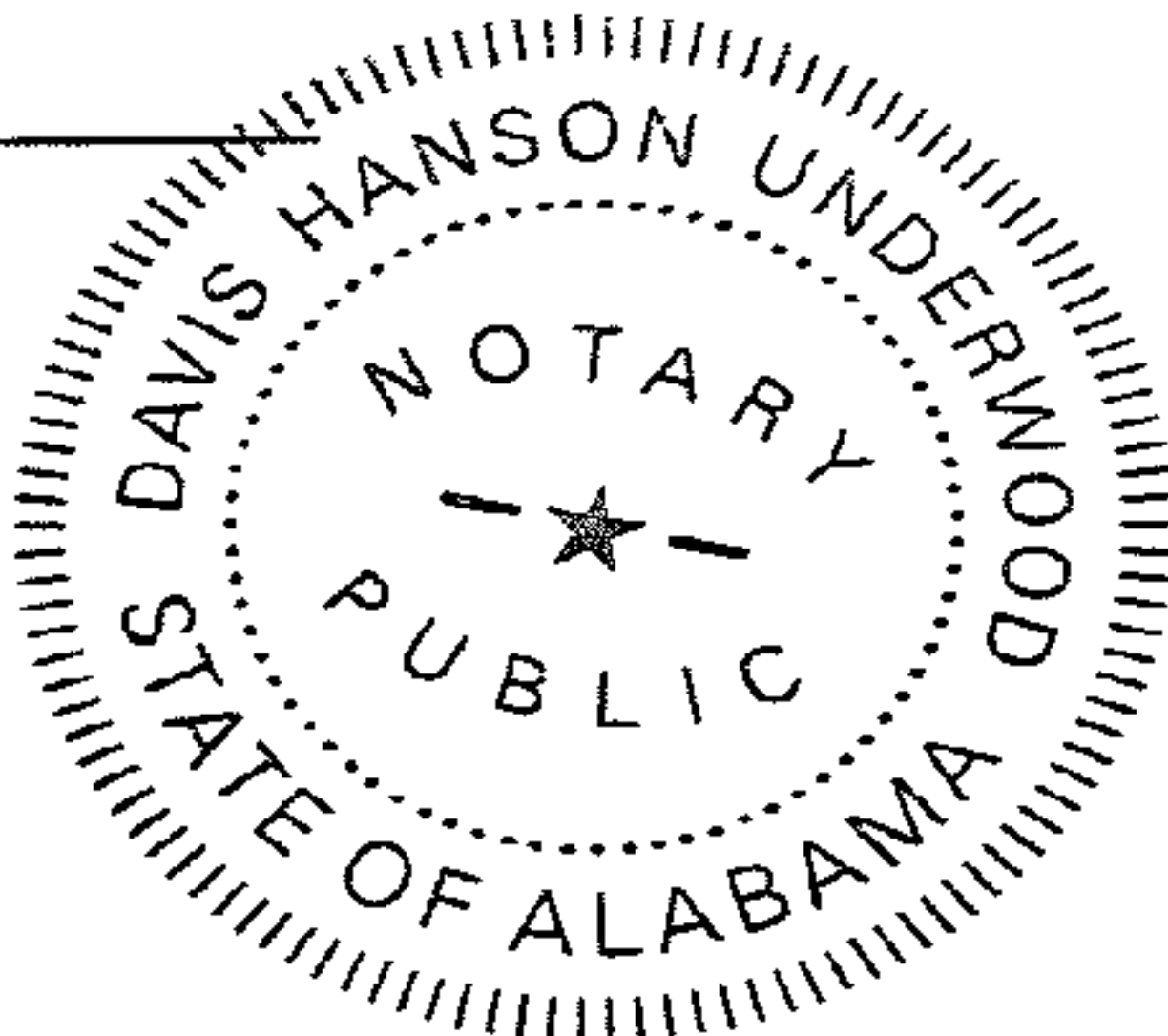
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby L. Thomas whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 12<sup>th</sup> day of February, 20 25.

Notary Public  
My commission expires:

My Commission Expires  
July 24, 2027



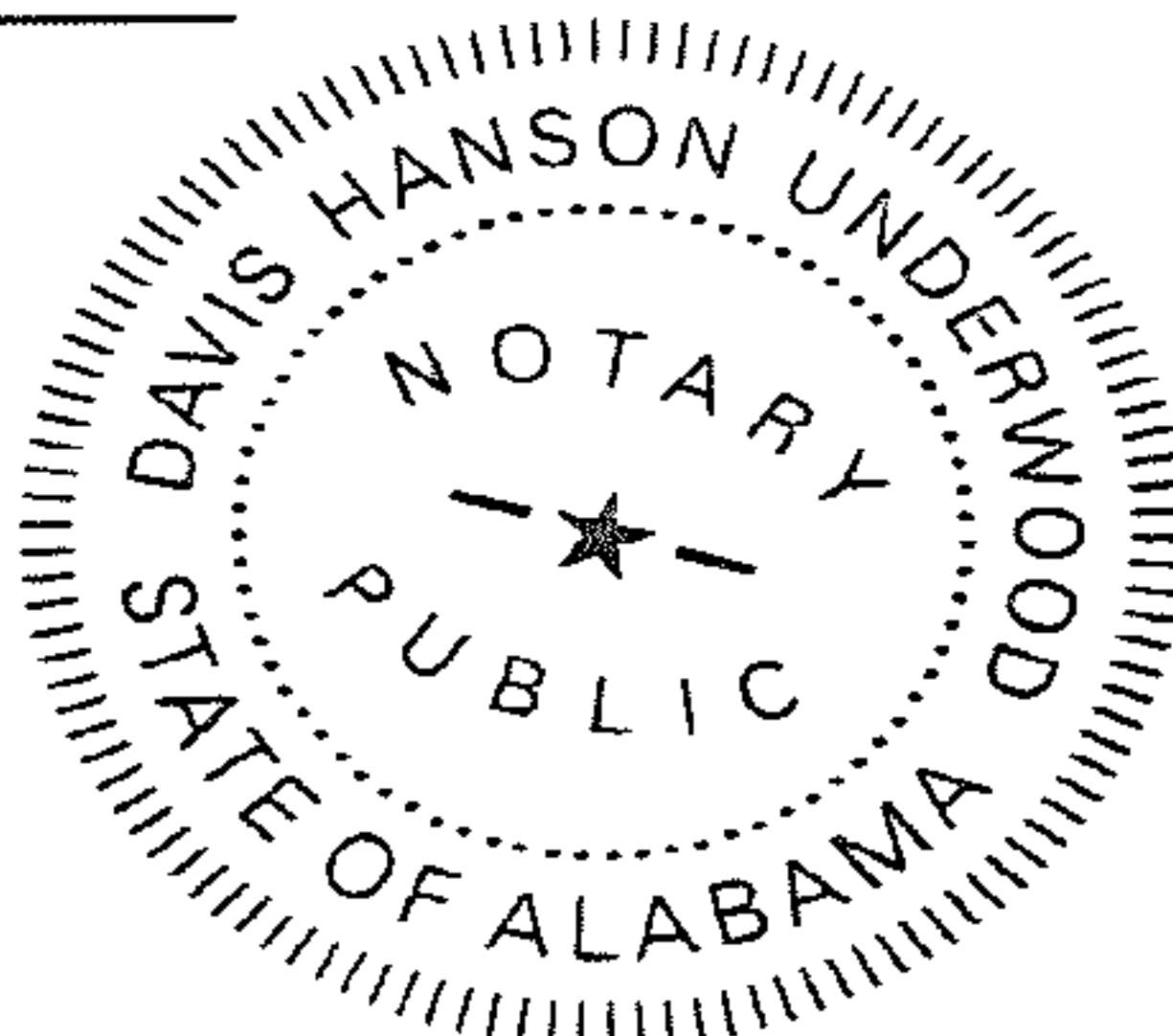
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby L. Thomas whose name as Attorney in Fact for Rena Carroll Thomas 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/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 12<sup>th</sup> day of February, 20 25.

Notary Public  
My commission expires:

My Commission Expires  
July 24, 2027



**Real Estate Sales Validation Form**

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

Grantor's Name	Bobby L. Thomas and Renae Carroll Thomas	Grantee's Name	The LT Family Trust
Mailing Address	21 Squires Glen Lane Leeds, AL 35094	Mailing Address	7600 Pleasant Colony Ct Las Vegas, NV 89131
Property Address	21 Squires Glen Lane Leeds, AL 35094	Date of Sale	February 12, 2025
		Total Purchase Price	\$830,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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: \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

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: February 12, 2025

Sign \_\_\_\_\_  
 Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/14/2025 11:34:19 AM  
 \$422.00 JOANN  
 20250214000045840

*Allen S. Bayl*