

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

George Wesley Smith and Tina Smith  
180 Camelia Street  
Harpersville, Alabama 35078

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this April 29, 2025**, That for and in consideration of **ONE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$115,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **DANIEL KIS, a married person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **GEORGE WESLEY SMITH and TINA SMITH**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Commence at a found concrete, being the NW corner of the NW 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence run N 89 degrees 31'40" E, along the north line of said Section 34 for 182.00' to a found 1 1/2" open pipe; thence continue along said north line of said Section 34, N 89 degrees 21'14" E for 125.84' to the Point of Beginning; thence continue along said north line of said Section 34 for 418.22' to a point submerged in water; thence run S 00 degrees 18'07" E for 428.33' to a 1/2" pipe; thence run S 54 degrees 52'30" W for 382.51' to a 1/2" rebar on the northeast right of way line of Camellia Street (60' ROW); thence run N 30 degrees 08'00" W, along said right of way for 76.46' to a cap rebar; thence, departing said right of way, run N 41 degrees 01'06" E for 271.93'; thence run N 35 degrees 37'21" W for 245.75' to a 3/4" rebar; thence run N 49 degrees 13'06" W for 170.56' to a cap rebar; thence run N 19 degrees 31'09" E for 63.14' to the point of beginning, according to that survey of S. M. Allen PLS No. 12944 dated 04-24-25.

The property conveyed herein does not constitute the homestead of the grantor nor the homestead of the grantor's spouse.

Subject to:

1. General and special taxes or assessments for the year 2025 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.

4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTOR**, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of April 29, 2025.

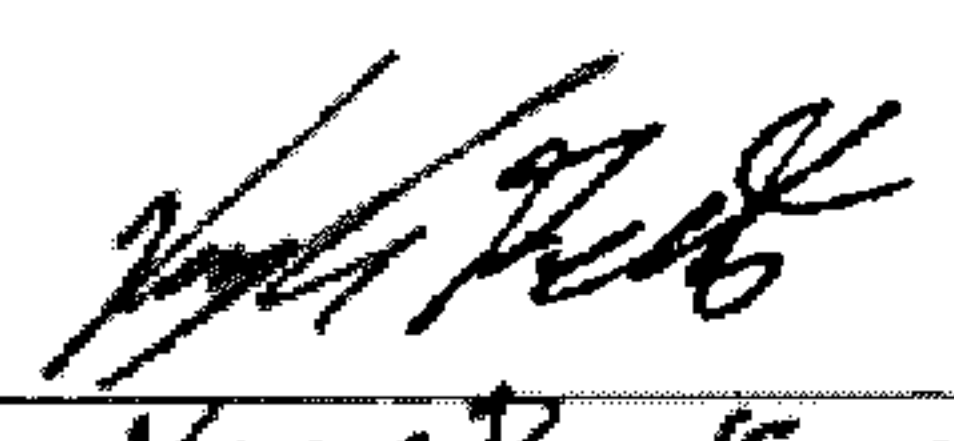
**GRANTOR:**

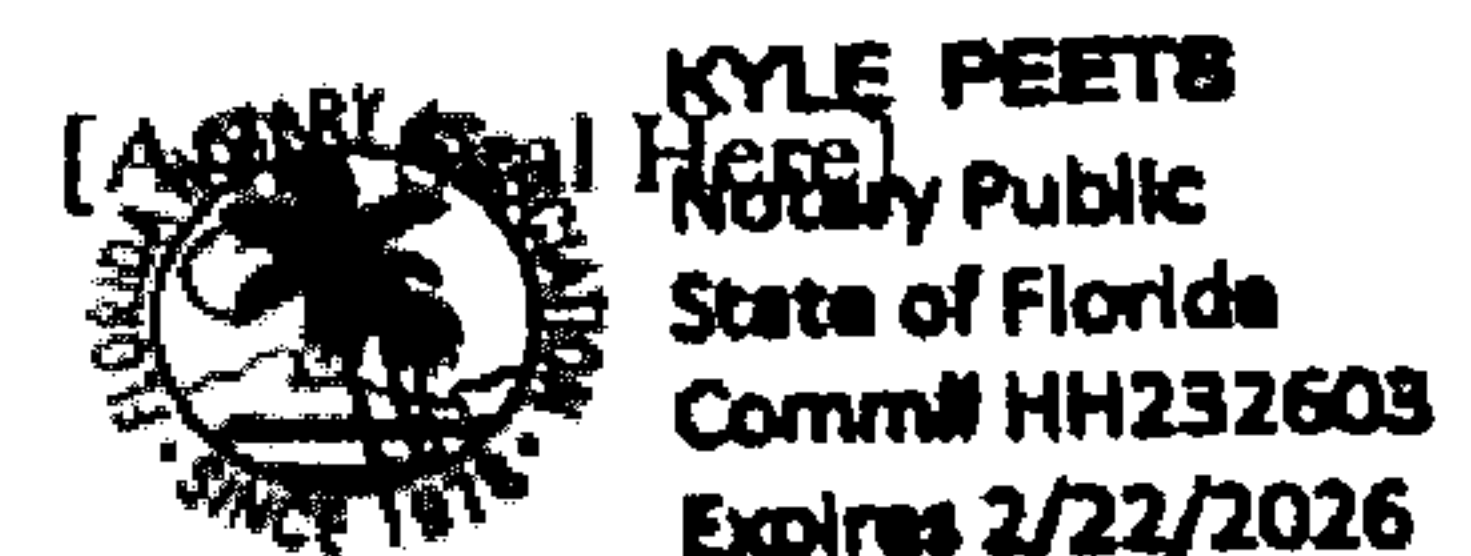
  
Daniel Kis

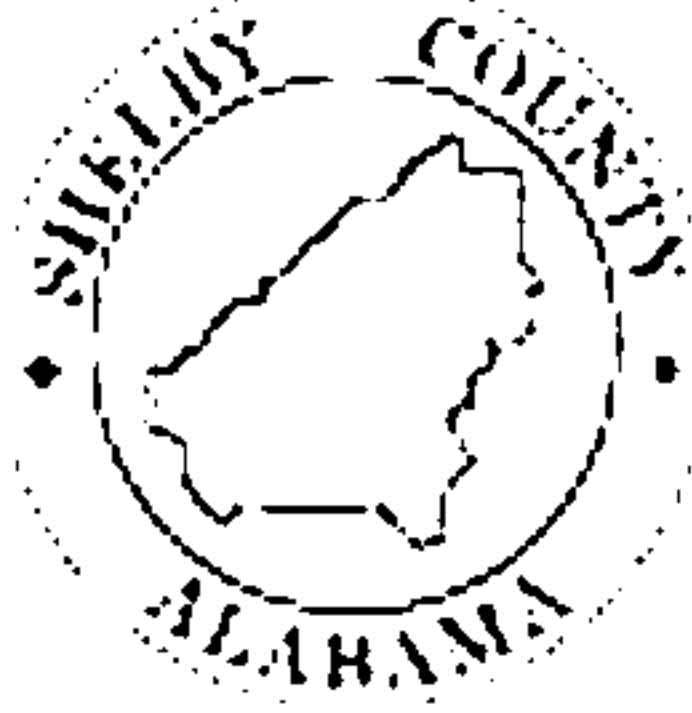
STATE OF Florida  
COUNTY OF Flagler

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Daniel Kis, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Daniel Kis executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of April 29, 2025.

  
Kyle Peets, Notary Public  
My Commission Expires: 02/22/2026





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/05/2025 08:30:39 AM  
 \$143.00 KELSEY  
 20250605000171750

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Daniel Kis  
 Mailing Address \_\_\_\_\_  
 180 Camelia Street  
 Harpersville, AL 35078

Grantee's Name George Wesley Smith  
 Mailing Address Tina Smith  
 180 Camelia Street  
 Harpersville, AL 35078

Property Address 180 Camelia Street  
Harpersville, AL 35078  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 04/29/25  
 Total Purchase Price \$ 115,000.00  
 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

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 4/29/25

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1