

Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
2700 Corporate Drive  
Suite 150  
Birmingham, AL 35242

Send Tax Notice To:  
Mary Elizabeth Smith  
Seth Hunter Walls

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of Three Hundred Thirty Nine Thousand Dollars and No Cents (\$339,000.00) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged I or We Anna Garove (herein referred to as Grantors), do grant, bargain, sell and convey unto Mary Elizabeth Smith and Seth Hunter Walls (herein referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every even contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

LOT 5146, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 5, AS RECORDED IN MAP BOOK 50, PAGE 14 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

• \$284,000.00 OF THE PURCHASE PRICE WAS FINANCED WITH A PURCHASE MONEY MORTGAGE  
Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our 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.

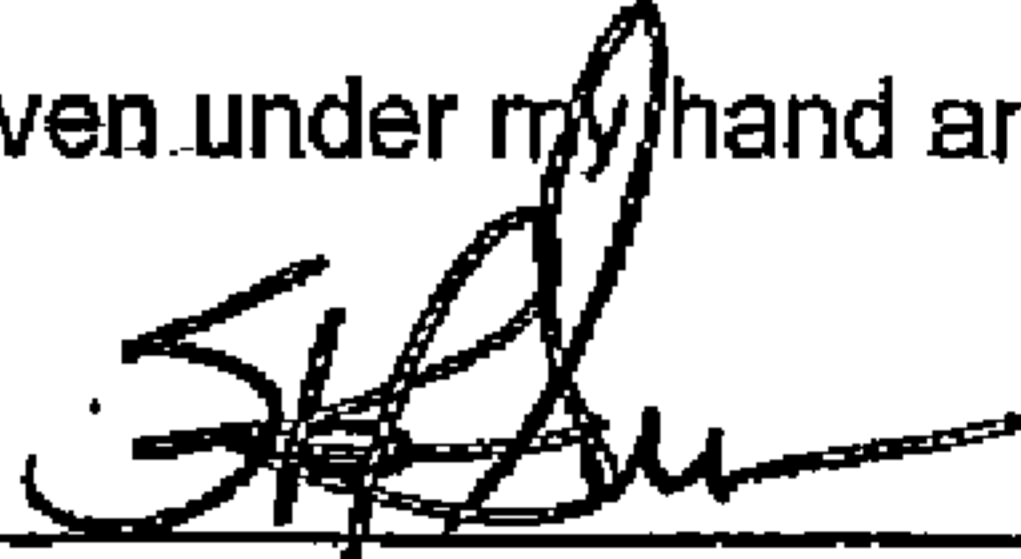
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the .

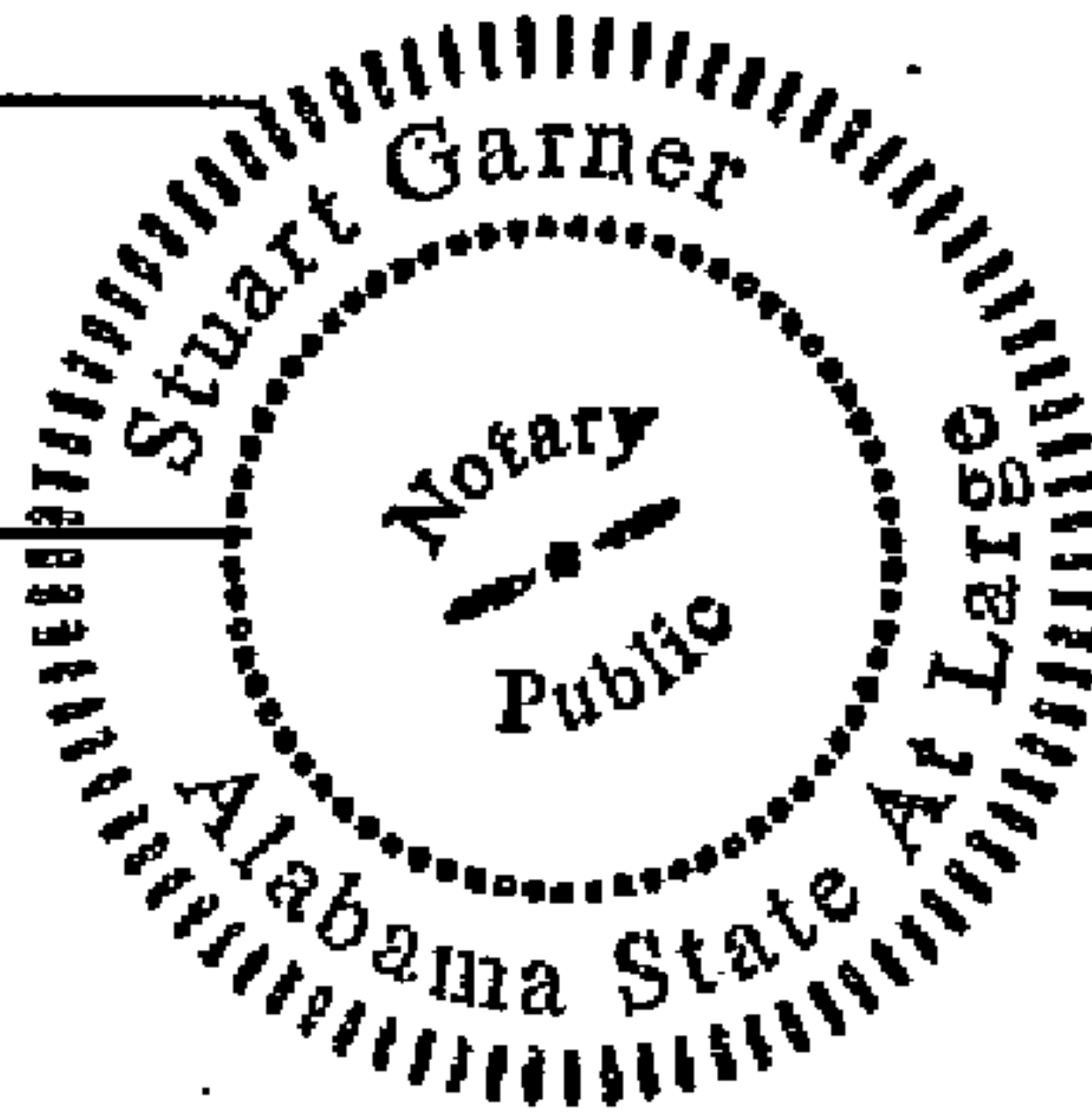
  
\_\_\_\_\_  
Anna Garove

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Anna Garove, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of June, 2025.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Stuart J. Garner  
Printed Name of Notary  
My Commission Expires: 8/19/25



Real Estate Sales Validation Form

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

Grantor's Name	Anna Garove	Grantee's Name	Mary Elizabeth Smith Seth Hunter Walls
Mailing Address	4503 Old Cahaba Parkway Helena, 35080 35080	Mailing Address	4503 Old Cahaba Parkway Helena, AL 35080
Property Address	4503 Old Cahaba Parkway Helena, AL 35080	Date of Sale	June 06, 2025
		Total Purchase Price	\$339,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

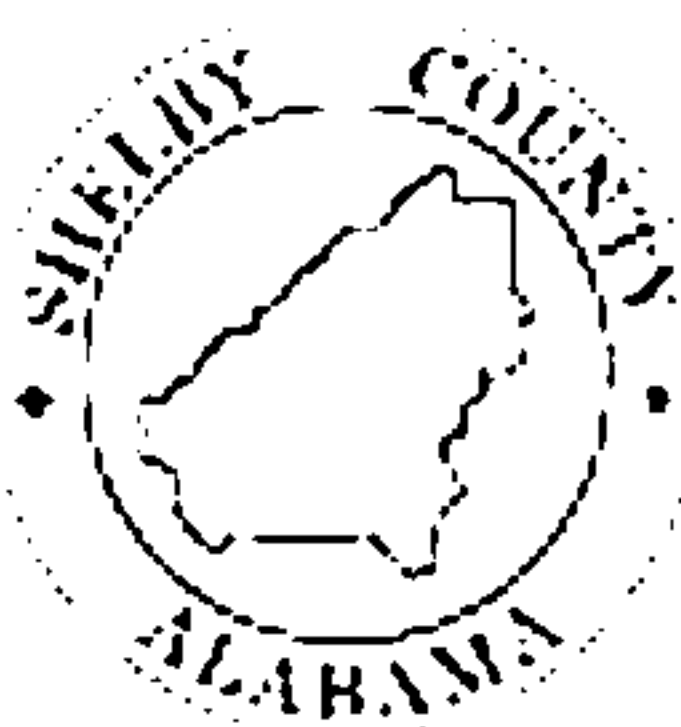
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 of 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	June 16, 2025	Print	Sherri Fauer
Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/16/2025 10:16:20 AM  
\$83.00 PAYGE  
20250616000183400

Form RT-1

Allen S. Bayl