

Send Tax Notice to:

Joseph D. Smith & Janice M. Smith
292 Kings Crest Lane
Pelham, AL 35124

PREPARED BY:

JOHN R. HOLLIMAN
2491 PELHAM PKWY
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to us by Grantees, the receipt in full and sufficiency whereof is acknowledged, JOSEPH D. SMITH AND JANICE M. SMITH, A MARRIED COUPLE, the undersigned Grantors, do convey, grant, bargain and sell to JOSEPH D. SMITH AND JANICE M. SMITH, TRUSTEES OF THE SMITH LIVING TRUST DATED 06/25/25, the Grantees in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

LOT 54, ACCORDING TO THE SURVEY OF KING'S CREST SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 16, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. EASEMENTS AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
2. 25 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS RECORDED IN INSTRUMENT NO 1993-24587 AND INSTRUMENT NO 1993-32532.
4. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR

Source of Title: 20060828000420400

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTEES.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to

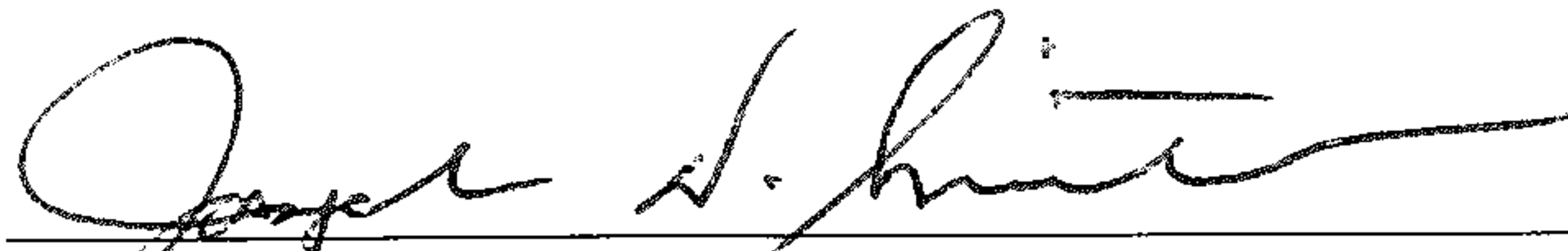
the sufficiency of the interest conveyed.


TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this day,

6/25/25.

 (SEAL)
JOSEPH D. SMITH

 (SEAL)
JANICE M. SMITH

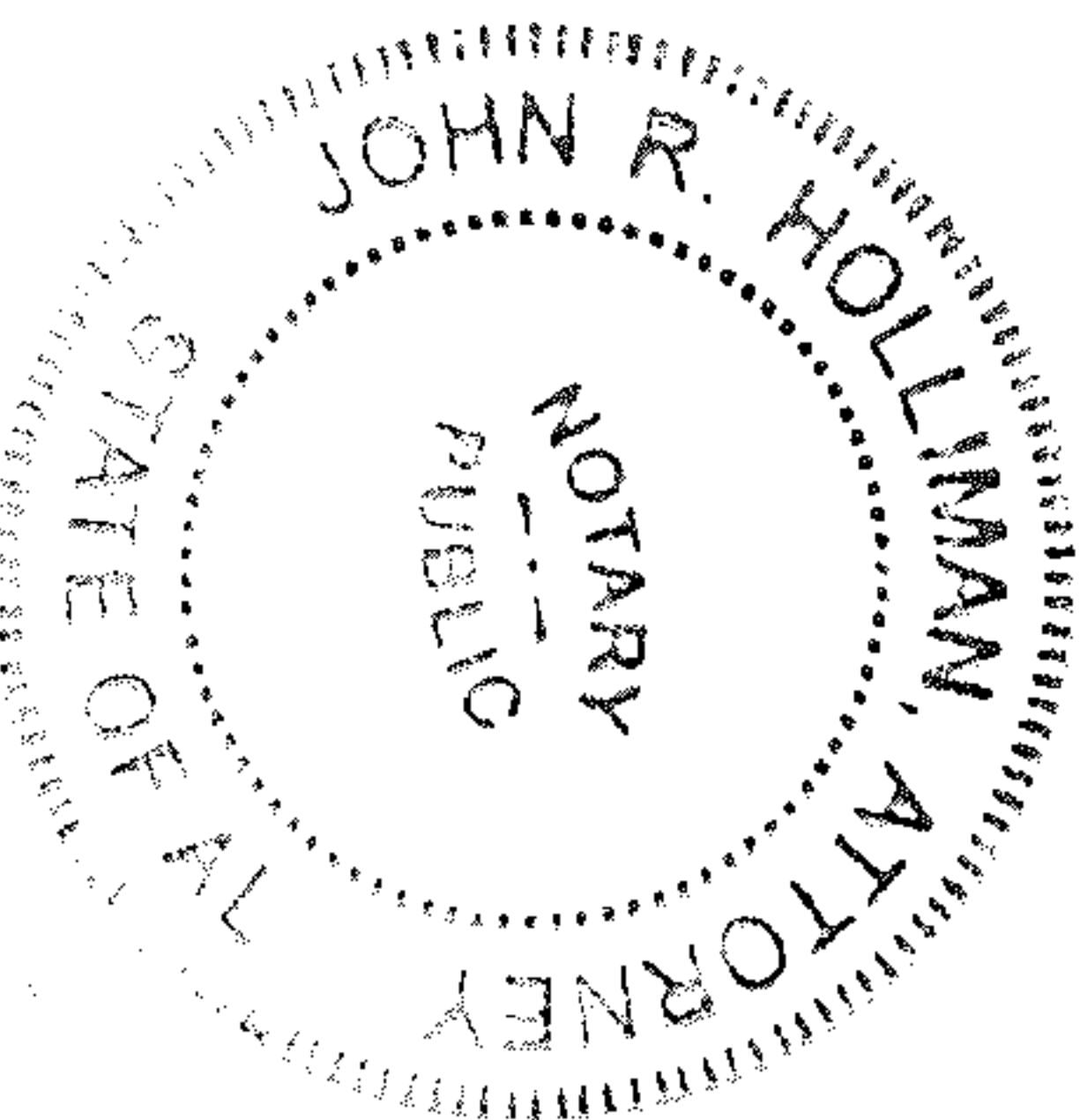
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that JOSPEH D. SMITH AND JANICE M. SMITH, A MARRIED COUPLE, signed to the foregoing conveyance and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this day 6/25/25

Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Joseph D. Smith & Janice M. Smith
 Mailing Address 292 Kings Crest Lane
Pelham, AL 35124

Grantee's Name Joseph D. Smith & Janice M. Smith, Trustees
 Mailing Address of The Smith Living Trust dated 6/25/2025
292 Kings Crest Lane
Pelham, AL 35124

Property Address Parcel # 14 5 21 0 000 002.017
292 Kings Crest Lane
Pelham, AL 35124

Date of Sale 6/25/2025
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 1,117,620.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/23/2025 09:19:30 AM
 \$1147.00 PAYGE
 20250723000222980

Ann S. Byrd

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 Tax Assessment
☐ 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 6/25/2025

Print Shannon Brubaker

☐ Unattested

Sign

Shannon Brubaker
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1