



20250905000273260 1/3 \$273.50
Shelby Cnty Judge of Probate, AL
09/05/2025 03:16:04 PM FILED/CERT

SEND TAX NOTICE TO:

Eugenia F. Smith
2307 Kala Street, Helena AL 3080

This Instrument was prepared by:
Byron Bart Slawson, Esq.
Slawson, Esq PC Attorney
8936 Glendale Drive
Birmingham, Alabama 35206

WARRANTY DEED JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of \$10.00 (TEN) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, EUGENIA F. SMITH AND JEFFREY D. SMITH (herein referred to as GRANTORS) do grant, bargain, sell and convey unto EUGENIA F. SMITH AND JEFFREY D. SMITH, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY COUNTY, Alabama, to wit:

ALL THAT PARCEL OF LAND IN CITY OF HELENA, SHELBY COUNTY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS:
LOT 11 ACCORDING TO THE SURVEY OF KINGSRIDGE SUBDIVISION AS RECORDED
IN MAP BOOK 6 PAGE 87 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA
BY FEE SIMPLE DEED FROM ROSS V. VACARELLA AND PATRICIA H. VACARELLA,
HUSBAND AND WIFE AS SET FORTH IN BOOK 351 PAGE 76 DATED 10/28/1983 AND
RECORDED 11/02/1983, SHELBY COUNTY RECORDS, STATE OF ALABAMA.
Tax ID: 13-8-28-1-002-001 .000 2486045

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 the 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 person.

Shelby County, AL 09/05/2025
State of Alabama
Deed Tax: \$245.50



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IN WITNESS WHEREOF, ^{Eugenia Smith} ~~Jeffrey Smith~~ have hereunto set 6w hand(s) and seal(s), this
4th day of Sept., 2025

GRANTORS/GRANTEES:

Eugenia F. Smith
EUGENIA F. SMITH

4 Sept 2025
DATE

Jeffrey D. Smith
JEFFREY D. SMITH

4 September 2025
DATE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Carson Gould the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Eugenia F. Smith and Jeffrey D. Smith**, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of September, 2025.



Carson Gould
Notary Public
My Commission Expires: July, 22, 2026

Real Estate Sales Validation Form

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

Grantor's Name JEFFREY D. SMITH & EUGENIA Grantee's Name JEFFREY D. SMITH & EUGENIA
Mailing Address 2307 KALA ST. Mailing Address 2307 KALA ST.
HELENA, AL 35080 HELENA, AL 35080

Property Address 2307 KALA ST.
HELENA, AL
35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 245,500



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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 2025 SHELBY CO.
☐ 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 5 SEPT 2025

Print

JEFFREY D. SMITH

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1