

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Tammy T. Smith, Trustee  
843 Willow Oak Drive  
Birmingham, AL 35244

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FOUR HUNDRED FIFTEEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$415,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Deborah Bellville Wiggins, an unmarried woman**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Tammy T. Smith, Trustee of Smith Living Trust dated August 11, 2023**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 22, according to the Amended Map of Riverchase Country Club, Sixth Addition, as recorded in Map Book 7, page 93, in the Probate Office of Shelby County, Alabama.**

Subject to: (1) 2026 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, its heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have set my hand and seal, this 30th day of March, 2026

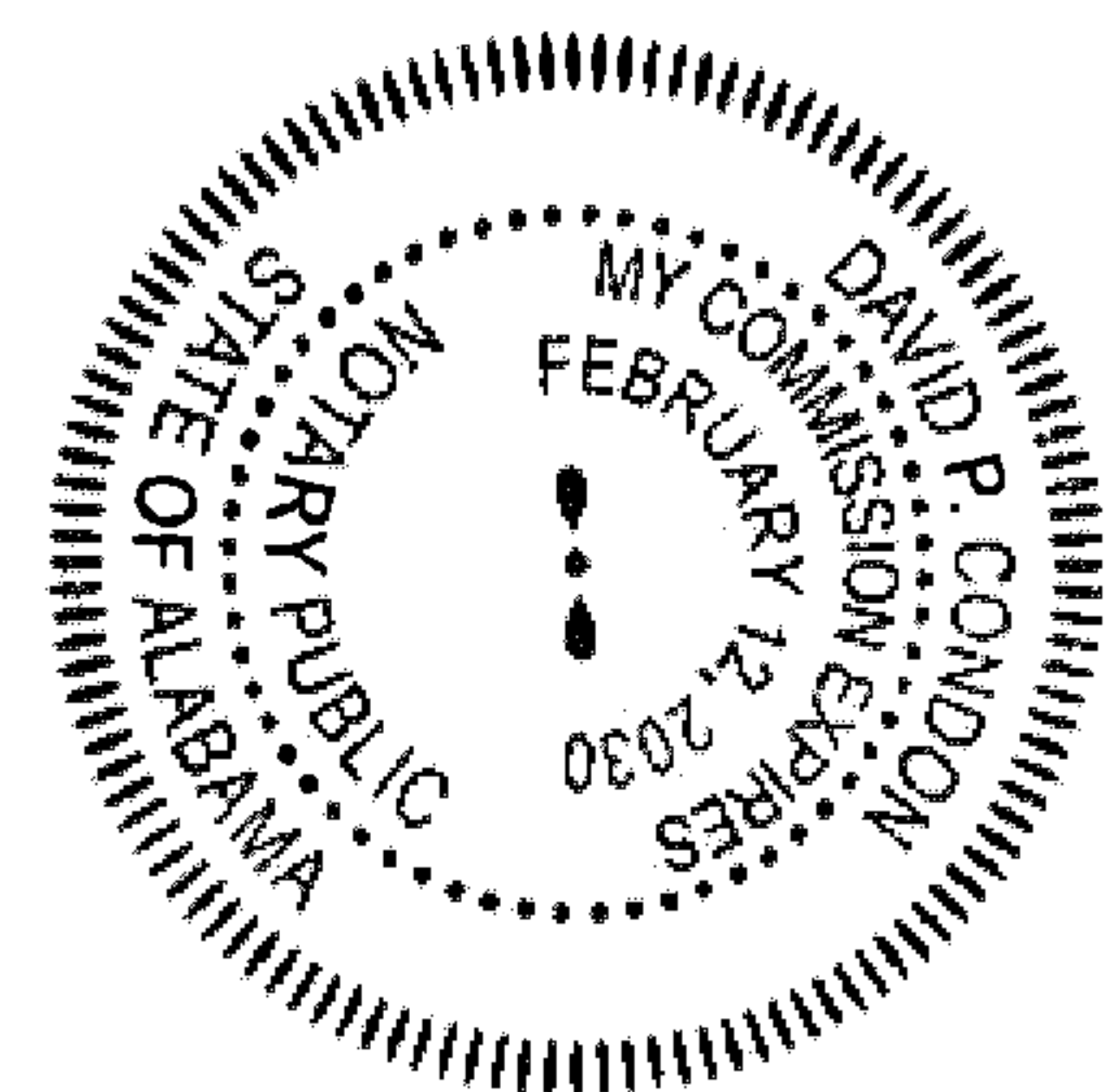
 (SEAL)  
Deborah Bellville Wiggins

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Deborah Bellville Wiggins whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2026.

  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2030



**Real Estate Sales Validation Form**

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

Grantor's Name	Deborah Bellville Wiggins	Grantee's Name	Tammy T. Smith, Trustee of Smith Living Trust dated August 11, 2023
Mailing Address	_____	Mailing Address	843 Willow Oak Drive
	_____		Birmingham, Alabama 35244
	_____		_____
Property Address	843 Willow Oak Drive	Date of Sale	03/30/2026
	Birmingham, AL 35244	Total Purchase Price	\$415,500.00
	_____		_____
	_____		_____

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 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	<u>3/30/26</u>	Print	<u>Tammy T. Smith</u>
<input type="checkbox"/> Unattested	_____	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/31/2026 02:42:52 PM**  
**\$440.50 KELSEY**  
**20260331000093250**

**Form RT-1**

*Allie S. Bayl*