

20190627000227910 1/7 \$36.00  
Shelby Cnty Judge of Probate, AL  
06/27/2019 08:26:17 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that Tami Smitherman, an unmarried woman, individually and as the Personal Representative of the Estate of Larry Smitherman, deceased, Christopher Smitherman, an unmarried man, and Jeff Smitherman, a married man, as grantors, for and in consideration of the sum of ten dollars and other good and valuable consideration to their hand paid by Tami Smitherman, as grantee, the receipt whereof is hereby acknowledged, do hereby remise, release, quitclaim and convey unto Tami Smitherman, individually, as grantee, all the right, title and interest in and to the following land, lying and being in Shelby County, State of Alabama, on Main Street, Montevallo, Alabama, and more particularly described as follows, to wit:

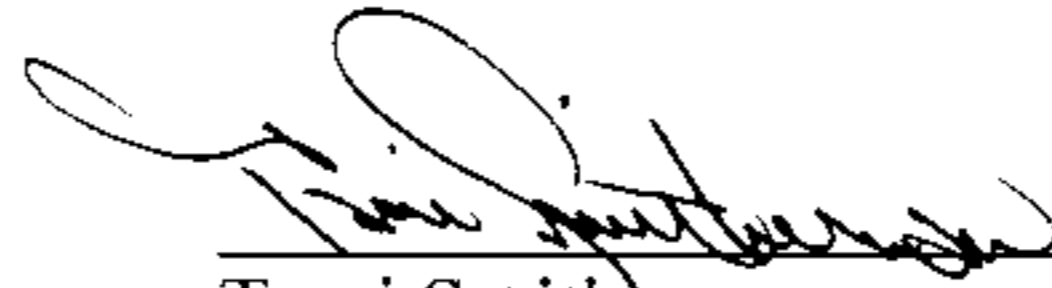
One lot or parcel of land situated in the South Half of Lot #22, according to the original plat of the Town of Montevallo, Alabama, and fronting ninety feet on Middle Street, and forty six feet eleven and one half inches on Main Street or Broad Street and more particularly described as follow: Commence at the Southwest corner of said lot number twenty-two, at the intersection of Middle and Main Street, and thence run in a Northeasterly direction along Main or Broad Street forty-six feet eleven and one half inches; thence in a Northwesterly direction parallel with Middle Street ninety feet; thence in a Southeasterly direction parallel with Main or Broad Street forty six feet eleven and one half inches to Middle Street, being the Northeast margin thereof; thence in a Southeasterly direction along said margin of Middle Street ninety feet to the point of beginning; ALSO, a one half interest in the Southeastern wall of the store building now owned by James Walker, which said store building is situated on said Lot No. 22, and also the right and privilege to build and join to said wall of said store building of said James Walker, in all respects the same as if it were a joint partition wall. It is further understood and agreed that should said wall or succeeding wall be destroyed or otherwise removed, the grantee herein shall have the right to rebuild the same, and shall have the privilege of joining thereto in all respects the same as if said wall as rebuilt was a joint partition wall which said right and privilege shall run with the land hereby conveyed. ALSO, the right of way and joint use for the purpose of ingress and egress to and from the property hereby conveyed over and along an alley way in the rear of said lot herein conveyed, which said alley shall lead into Middle Street and on through said Lot No. 22, which right and privilege shall run with the land hereby

conveyed, and which alley-way shall be ten feet in width. Situated in Montevallo, Shelby County, Alabama.

\$75,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

The description for this conveyance is provided by the parties. The preparer has rendered no opinion as to the accuracy of said description, the acreage included in said description, or the status of the title to the lands conveyed.

**TO HAVE AND TO HOLD** the above granted premises unto the said Tami Smitherman, her heirs and assigns, forever. **IN WITNESS WHEREOF**, I have hereunto set my hands and affixed my seal, this the 7<sup>th</sup> day of JUNE, 2019.

  
\_\_\_\_\_  
Tami Smitherman

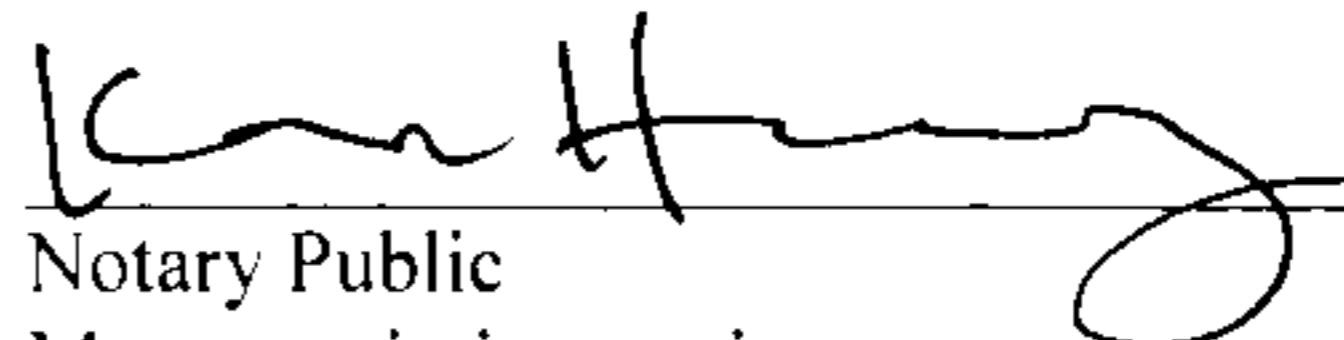
\_\_\_\_\_  
Christopher Smitherman

\_\_\_\_\_  
Jeff Smitherman

STATE OF ALABAMA            )  
CHILTON COUNTY            )

I, the undersigned Notary Public in and for said County and State, hereby certify that **Tami Smitherman**, 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 this the 7<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
Notary Public

My commission expires:

**My Commission Expires September 6, 2020**

STATE OF ALABAMA            )  
\_\_\_\_\_ COUNTY            )

  
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I, the undersigned Notary Public in and for said County and State, hereby certify that **Christopher Smitherman**, 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, he executed the same voluntarily, on the day the same bears date.

Given under my hand this the \_\_\_\_ day of \_\_\_\_\_, 2019.


\_\_\_\_\_  
Notary Public  
My commission expires:

STATE OF ALABAMA            )  
\_\_\_\_\_ COUNTY            )

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jeff Smitherman**, 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, he executed the same voluntarily, on the day the same bears date.

Given under my hand this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public  
My commission expires:


  
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STATE OF ALABAMA )  
SHELBY COUNTY )

**QUITCLAIM DEED**

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One lot or parcel of land situated in the South Half of Lot #22, according to the original plat of the Town of Montevallo, Alabama, and fronting ninety feet on Middle Street, and forty six feet eleven and one half inches on Main Street or Broad Street and more particularly described as follow: Commence at the Southwest corner of said lot number twenty-two, at the intersection of Middle and Main Street, and thence run in a Northeasterly direction along Main or Broad Street forty-six feet eleven and one half inches; thence in a Northwesterly direction parallel with Middle Street ninety feet; thence in a Southeasterly direction parallel with Main or Broad Street forty six feet eleven and one half inches to Middle Street, being the Northeast margin thereof; thence in a Southeasterly direction along said margin of Middle Street ninety feet to the point of beginning; ALSO, a one half interest in the Southeastern wall of the store building now owned by James Walker, which said store building is situated on said Lot No. 22, and also the right and privilege to build and join to said wall of said store building of said James Walker, in all respects the same as if it were a joint partition wall. It is further understood and agreed that should said wall or succeeding wall be destroyed or otherwise removed, the grantee herein shall have the right to rebuild the same, and shall have the privilege of joining thereto in all respects the same as if said wall as rebuilt was a joint partition wall which said right and privilege shall run with the land hereby conveyed. ALSO, the right of way and joint use for the purpose of ingress and egress to and from the property hereby conveyed over and along an alley way in the rear of said lot herein conveyed, which said alley shall lead into Middle Street and on through said Lot No. 22, which right and privilege shall run with the land hereby

  
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The description for this conveyance is provided by the parties. The preparer has rendered no opinion as to the accuracy of said description, the acreage included in said description, or the status of the title to the lands conveyed.

**TO HAVE AND TO HOLD** the above granted premises unto the said Tami Smitherman, her heirs and assigns, forever. **IN WITNESS WHEREOF**, I have hereunto set my hands and affixed my seal, this the 15<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
Tami Smitherman  
Christopher Smitherman  
Christopher Smitherman  
Jeff Smitherman  
Jeff Smitherman


STATE OF ALABAMA )  
\_\_\_\_\_ COUNTY )

I, the undersigned Notary Public in and for said County and State, hereby certify that **Tami Smitherman**, 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 this the \_\_\_ day of \_\_\_\_\_, 2019.

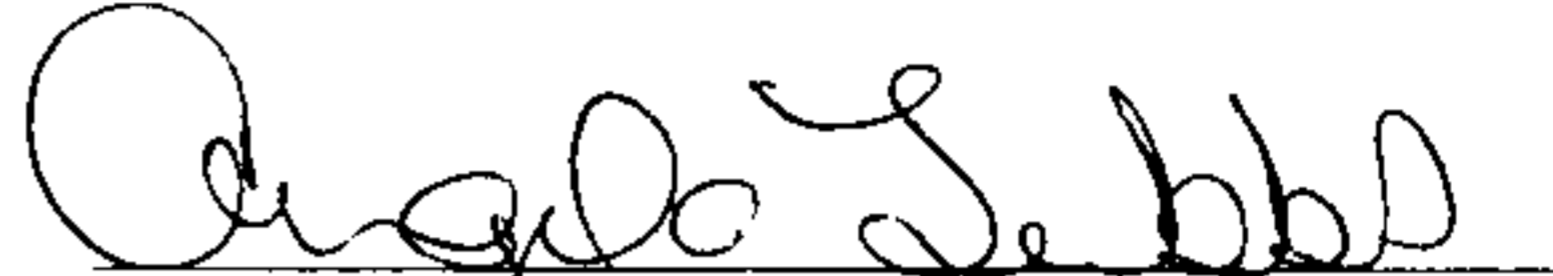
\_\_\_\_\_  
Notary Public  
My commission expires:

STATE OF ALABAMA )  
Shelby COUNTY )

  
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I, the undersigned Notary Public in and for said County and State, hereby certify that **Christopher Smitherman**, 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, he executed the same voluntarily, on the day the same bears date.


Given under my hand this the 18<sup>th</sup> day of June, 2019.

  
Notary Public  
My commission expires: 8/23/20

STATE OF ALABAMA            )  
Shelby COUNTY            )

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jeff Smitherman**, 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, he executed the same voluntarily, on the day the same bears date.

Given under my hand this the 13<sup>th</sup> day of June, 2019.

  
Notary Public  
My commission expires: 8/23/20



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Real Estate Sales Validation Form

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

Grantor's Name Tami SMITHMAN  
Mailing Address 837 COUNTY ROAD  
109 MONTEVALLO AL  
35115

Grantee's Name Tami SMITHMAN  
Mailing Address 837 COUNTY ROAD  
109 MONTEVALLO  
AL 35115

Property Address 703 MAIN ST.  
MONTEVALLO,  
AL 35115

Date of Sale JUNE 7, 2019  
Total Purchase Price \$ 0 - estate deed  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 22,740.00

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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other TAX-ASSESSED VALUE

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 6/24/19

Print KAREN M. HENNECY, ATTORNEY

Unattested

Sign K. Henney  
(Grantor/Grantee/Owner/Agent) circle one

