This Instrument Was Prepared By:

Christopher R. Smitherman, Attorney At Law Law Offices of Christopher R. Smitherman, LLC Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357 Send Tax Notice: James W. Walker

STATE OF ALABAMA

BIBB COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten & 00/100 Dollars (\$10.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Chase Monroe Mattox, as heir at law of Rhonda Mattox, deceased having died on or about the day day of Section 15, being the grantee of a deed recorded at Shelby County Judge of Probate at Instrument No: See below the hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto James W. Walker (a widower) hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in Shelby County, Alabama, to wit:

See Exhibit A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to all items of record.

NOTE: This property is not homestead for grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 28 day of 4ugust, 2019.

<u>GRANTORS</u>

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Shelby Cnty Judge of Probate: AL 09/17/2019 12:03:25 PM FILED/CERT Chase Montoe Mattox (L.S.

Chase Monroe Mattox heir at law Of Rhonda Mattox

Shelby County: AL 09/17/2019 State of Alabama Deed Tax:\$84.50

* Inst. Nois).

2002 1216000628590

20190917000340950 2/4 \$115.50 20190917000340960 2/4 \$115.50 Shelby Cnty Judge of Probate, AL 09/17/2019 12:03:25 PM FILED/CERT Exhibit A

Lot Number Three in Block Number Two in Subdivision Southmont in the Town of Montevallo, Alabama, being a part of the SW % of the NE % Section 3, Township 24, Range 12 East, being the same property heretofore conveyed to the grantor, James W. Walker by deed recorded in Deed Book 228 at page 624, Office of Judge of Probate of Shelby County, Alabama.

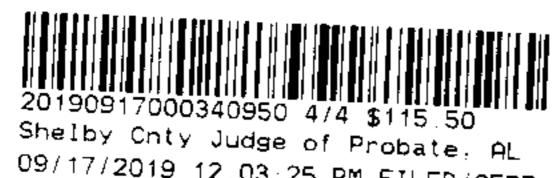
And

One lot or parcel of land situated in the south half of lot Number 22 according to the original plan of the town of Montevallo, Alabama, and fronting 28 feet on Main Street and extending back, parallel with Middle Street a distance of 90 feet, and more particularly described as follows: Commence at the southwest corner of said lot #22 at the intersection of Middle Street and run thence in a northeasterly direction along Main or Broad Street 46 feet 11 ½ inches to the point of beginning, thence continuing along Main Street 28 feet, thence in a northwesterly direction parallel with Middle Street 90 feet, thence in a southwesterly direction parallel with Main Street or Broad Street 28 feet, thence in a Southeasterly direction, parallel with Middle Street 90 feet to the point of beginning.

EXCEPT Subject to all the provisions contained in deed from grantor herein to Z. S. Cowart of date June 13, 1936, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 100, at page 73. Subject to a three foot walkway on the right (East) side of the building.

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Real Estate Sales Validation Form

This Document much be an Estate Sales Validation Form
The Doublight Must be the state of the state
Grantor's Name Renald Ricky Matter Grantee's Name Town of the Section 40-22-1 Chase Manager Address
Mailing Address Chase Monne Mattex Grantee's Name James W. Walker Britary Mattex Drawhorn Mailing Address 230 Doster Dr
$-\frac{1}{2} \frac{1}{2} 1$
MONTE THOMAS TILLS
Property Address
Parcel id 362031003 011.000 Total Purchase Price & 09/16/19
2/52/3305 025 000 Antivolve
Dource 2002 1216000628590
The purchase price or actual value claimed on this form can be verified in the following documentary Bill of Sale Assessors Market Value \$ 78,920 (1/3) 1/3 / 1
Salas Contract
Closing Statement Closing Statement Dast deeds president of
If the conveyance document presented for recordation contains all of the required intermediate of the required intermediate.
If the conveyance document presented for recordation contains all of the required information referenced above, the filling of this form is not required.
- The first reduced.
Grantor's name and mailing address
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 any manifest address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest
Property of 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 of the property was conveyed.
Total purchase price - the total amount paid for the purchase of the property, both real and personal,
Actual value is the many of the contract of th
Actual value - if the property is not being sold, the true value of the property, both real and personal, being licensed appraiser or the assessment. This may be evidenced by an appraisal contribution of the property.
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a
If no proof is provided to addessor a cultery 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).
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accurate. I further understand that any false statements claimed on this form moves.
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 Siblig
Jan
Unattested Sign
(Grantor/Grantee/Owner/Agent) circle one
Form RT-1