

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

SHELBY 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, **Ronald Ricky Mattox, as heir at law of Rhonda Mattox, deceased having died on or about the 22 day of September, 2015**, being the grantee of a deed recorded at Shelby County Judge of Probate at Instrument No: See below \* 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 16<sup>th</sup> day of September, 2019.

20190917000340970 1/4 \$115.50  
Shelby Cnty Judge of Probate, AL  
09/17/2019 12:03:27 PM FILED/CERT

GRANTORS

Ronald Ricky Mattox (L.S.)  
**Ronald Ricky Mattox heir at law**  
**Of Rhonda Mattox**

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

\* Inst No(s).

2002 121 6000628590

2002 121 6000628600

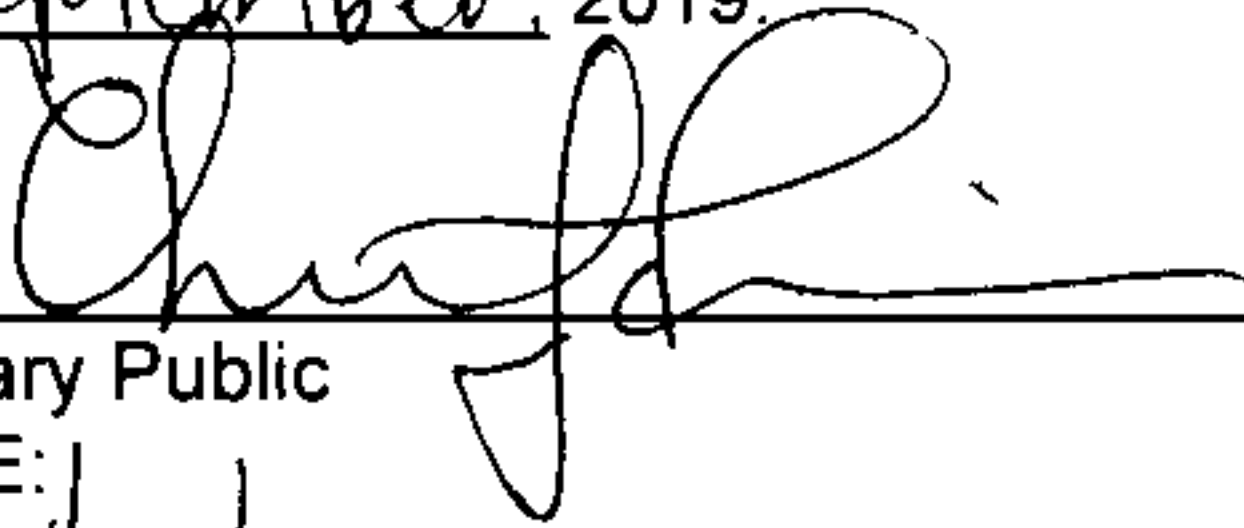
STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Ronald Ricky Mattox*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16<sup>th</sup> day of September, 2019.

  
Notary Public

MCE:

4/26/2020



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# Exhibit A

Lot Number Three in Block Number Two in Subdivision Southmont in the Town of Montevallo, Alabama, being a part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  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  $\frac{1}{2}$  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 must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ronald Ricky Mattox Grantee's Name James W. Walker  
 Mailing Address Chase Monroe Mattox Mailing Address 230 Doster Dr  
Bethany Mattox Drawhorn Montevallo AL 35115  
202 Holloway Hill Dr  
 Property Address Montevallo AL 35115  
 Date of Sale 09/16/19  
 parcel id 362 031 003 011.000 Total Purchase Price \$ n/a  
 parcel id 275 213 305 025.000 or  
 Actual Value \$ 174,150 (1/3)  
 Source 2002 1216000628590 or  
 and 2003 1216000628600 Assessor's Market Value \$ 78,920 (1/3)

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 transfer back as grantee on past deeds pre-deceased grantor/father

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 09/16/19

Print Chris R. Smitherman

Sign

[Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

Verified by)



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Form RT-1