

**SEND TAX NOTICE TO:**  
Kathryn S. Walker and Hoyt D. Walker

**This instrument prepared by:**  
Frank Steele Jones  
Regency Title & Closing, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226



20210921000458300 1/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
09/21/2021 07:53:27 AM FILED/CERT

**WARRANTY DEED**

State of Alabama )

) KNOW ALL MEN BY THESE PRESENTS:  
)  
)

Shelby County

That in consideration of **Twelve Thousand Dollars and Zero cents (\$12,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Matthew D. Zuber and spouse, Aimee N. Zuber**, (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Kathryn S. Walker and Hoyt D. Walker** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 27, Block B and 1/3 of Lot 28, Block B, according to the Survey of Riverview Subdivision, as recorded in Map Book 4, page 63 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Mineral and mining rights excepted.**

**Subject to ad valorem taxes for the years 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.**

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs and/or assigns forever.

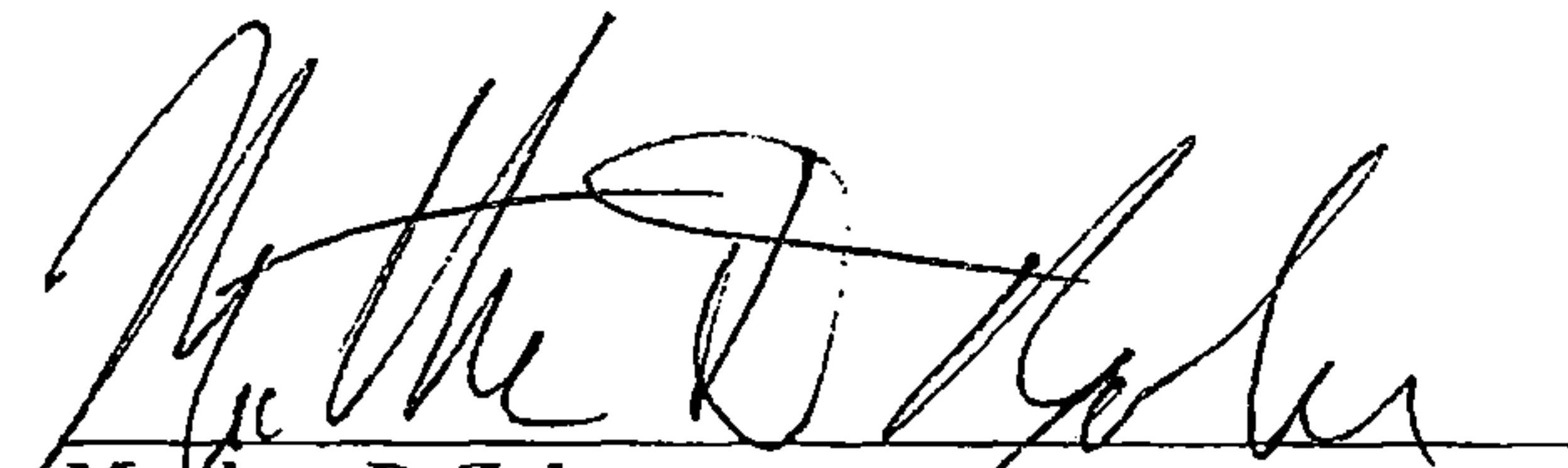
And we do for ourselves and for our successors and/or assigns covenant with the said Grantee, his heirs and/or assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **17th day of September, 2021.**

Shelby County, AL 09/21/2021  
State of Alabama  
Deed Tax: \$12.00



20210921000458300 2/3 \$40.00  
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Matthew D. Zuber (SEAL)

  
Aimee N. Zuber (SEAL)

State of ALABAMA )  
 )  
SHELBY County )

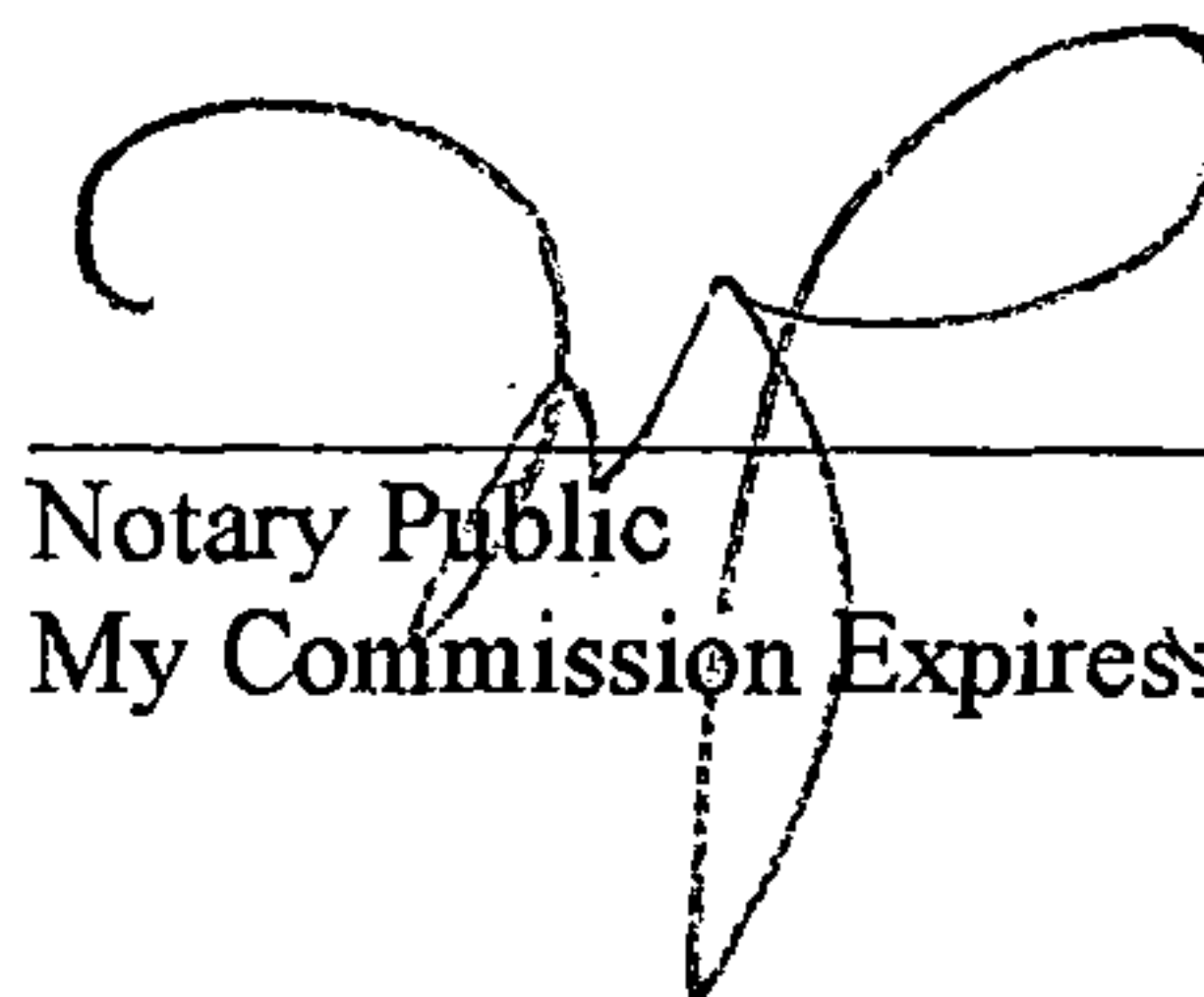
General Acknowledgment

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that Matthew D. Zuber and Aimee N. Zuber, 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, with full authority, executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Given under my hand and official seal this the 17th day of September, 2021.

(SEAL)

FRANK STEELE JONES  
Notary Public, Alabama State At Large  
My Commission Expires 03/14/2023

  
Notary Public  
My Commission Expires: 3/14/2023

Real Estate Sales Validation Form

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

Grantor's Name Matthew Curnee Zeha  
Mailing Address 351 Homestead Dr.  
Wilsonville, AL  
35186

Grantee's Name Kathryn + Hoyt Walker  
Mailing Address 431 Homestead Dr.  
Wilsonville, AL  
35186

Property Address 287 River Dr.  
Wilsonville, AL  
35186

Date of Sale 9/17/21  
Total Purchase Price \$ 12,000.-  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

\*\*\*Deed is being recorded for the purpose of clearing title and for no other reason.

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  
 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.

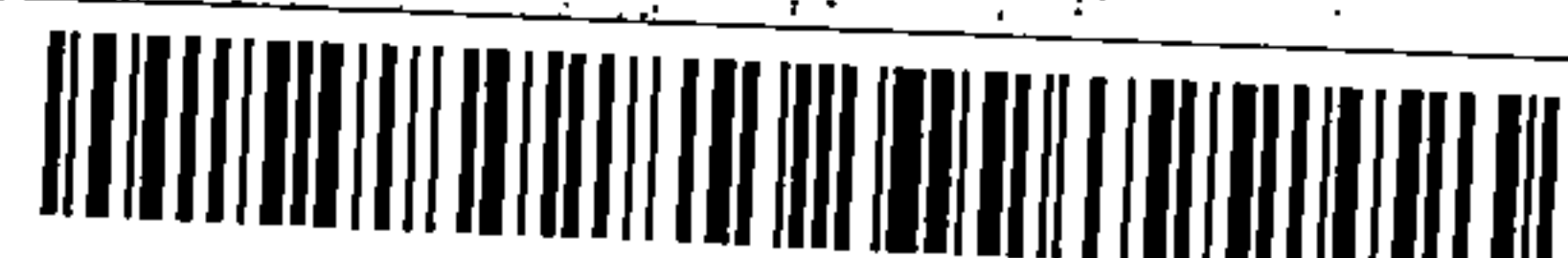
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 9/20/21 Print Liz Buckingham

Unattested Sign [Signature]  
(verified by) (Grantor/Grantee/Owner/Agent) circle one



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