



20220118000020890 1/5 \$158.50  
Shelby Cnty Judge of Probate, AL  
01/18/2022 01:09:21 PM FILED/CERT

This instrument was prepared by:  
LaBrenda Norman, Attorney at Law  
950 22<sup>nd</sup> Street North, Ste. 715  
Birmingham, Alabama 35203

Send Tax Notice To:  
Cedric Lee Maddox  
3021 Wood Circle  
Center Point, Alabama 35215

## QUIT CLAIM DEED

STATE OF ALABAMA       )  
SHELBY COUNTY        )

### KNOW ALL MEN BY THESE PRESENT:

That whereas **LEON LEE MADDOX**, an unmarried man, died March 14, 2019 in Shelby County, Alabama, intestate, was a fee simple owner of property described below and

WHEREAS, under and by virtue of the laws of distribution of the State of Alabama, the above named next of kin of **Leon Lee Maddox** became vested with the title to this property; and

WHEREAS, the children of Leon Lee Maddox are: Cedric Lee Maddox, Sabrena M. Smitherman and Leon Maddox; and

WHEREAS, all of the heirs-at-law are above the age of 19 years old and of sound mind.

### NOW THEREFORE:

In Consideration of these premises, the sum of Ten Dollars (\$10.00), **Cedric Lee Maddox**, a married man, **Sabrena M. Smitherman**, an unmarried woman, and **Leon Maddox**, a married man, (herein referred to as Grantors), do hereby remises, releases, grants, sells and conveys to **Cedric Lee Maddox, Sabrena M. Smitherman and Leon Maddox** (herein referred to as the Grantees), in fee simple, as joint tenants-in-common, all of their rights, title, interest and claim in or to the following described real estate, situated in Jefferson County, Alabama, to wit:

**109 Village Drive Calera, Alabama 35040**

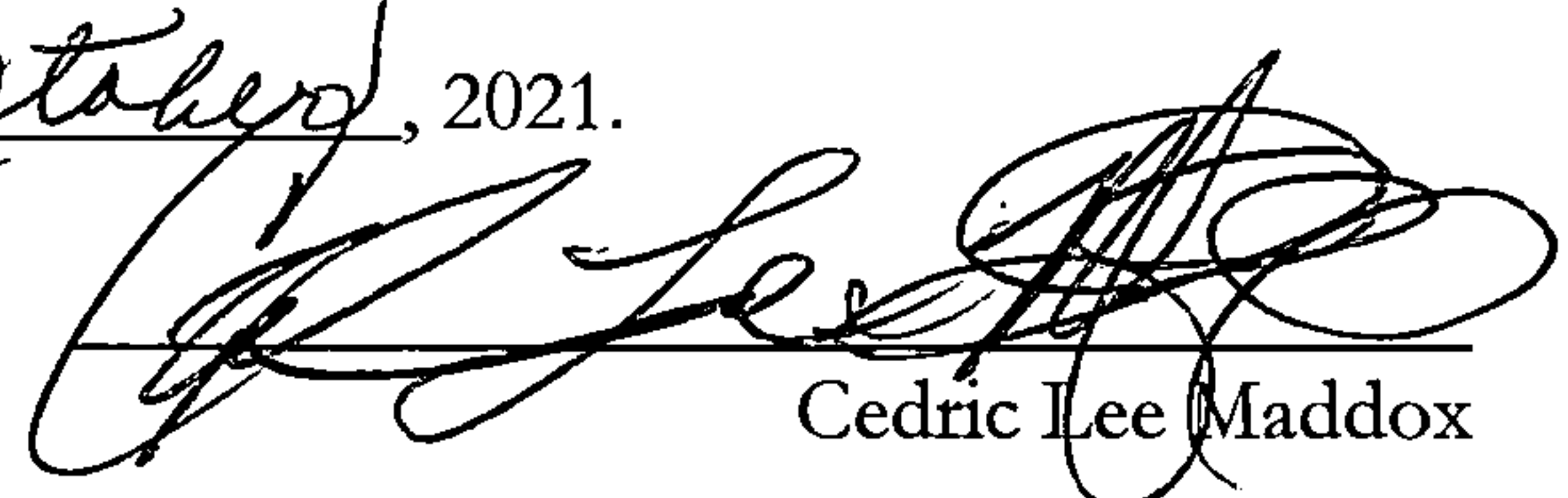
**Parcel Number 22 7 35 2 002 003.00**

**LOT 3 WATERFORD VILLAGE SECTOR 1  
MAP BOOK 27, PAGE 100**

**NO EXAMINATION OF TITLE WAS DONE BY THE PREPARER OF THIS DEED  
NOR WAS ANY SUCH EXAMINATION REQUESTED.**

TO HAVE AND TO HOLD, to said GRANTEES and their heirs and assigns forever, in fee simple together with very right and revision.

Given under my hand and seal, this 27<sup>th</sup> day of October, 2021.



Cedric Lee Maddox

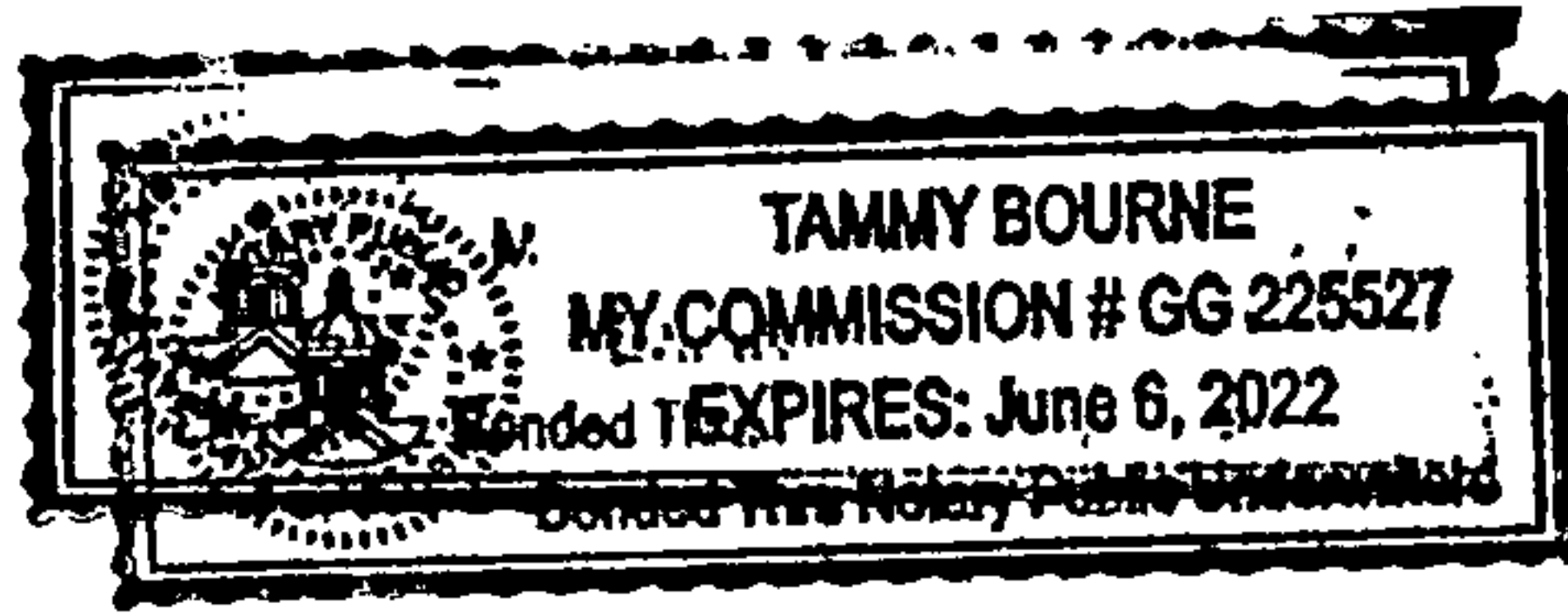


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*Sabrina M. Smitherman*

Sabrina M. Smitherman

State of Florida  
County of Brevard



*Leon Maddox*

Leon Maddox

Leon Maddox, personally known to me, appeared before me  
on this 4<sup>th</sup> day of August, 2021.

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that CEDRIC LEE MADDOX, SABRENA M. SMITHERMAN, AND LEON MADDOX, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of this conveyance, she executed the same voluntarily on the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of October, 2021.

**BONNIE S. WILLIAMS**  
Notary Public, Alabama State At Large  
My Commission Expires 9/18/2024

*Bonnie S. Williams*  
NOTARY PUBLIC  
My Commission expires: 9/18/2024





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# AFFIDAVIT OF SURVIVING HEIRS OF LEON LEE MADDUX

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Now on this 27<sup>th</sup> day of October, 2021, We Cedric Lee Maddox, Sabrena M. Smitherman and Leon Maddox, all of lawful age and sound mind, being duly sworn, state as follows:  
In 2014, this interest was conveyed by document to Leon Lee Maddox, a married man, in fee simple, the following real property situated in Jefferson County, Alabama, to wit:

109 Village Drive – Calera, Alabama 35040

Parcel Number 22 7 35 2 002 003.00

LOT 3 WATERFORD VILLAGE SECTOR 1  
MAP BOOK 27, PAGE 100

Joyce Williams Maddox, the wife of Leon Lee Maddox died November 6, 2017. This matter is now open in the Probate Court of Shelby County, Alabama – Case number: PR-209-00617 and has been open since September 11, 2019. Letters of Administration were issued to Cedric Lee Maddox, son of Leon Lee Maddox.

Affiants further state that they are the surviving heirs-at-law to the deceased.

And further affiants saith not.

Signed

[Signature]  
Affiant – Cedric Lee Maddox

Signed

[Signature]  
Affiant – Sabrena M. Smitherman

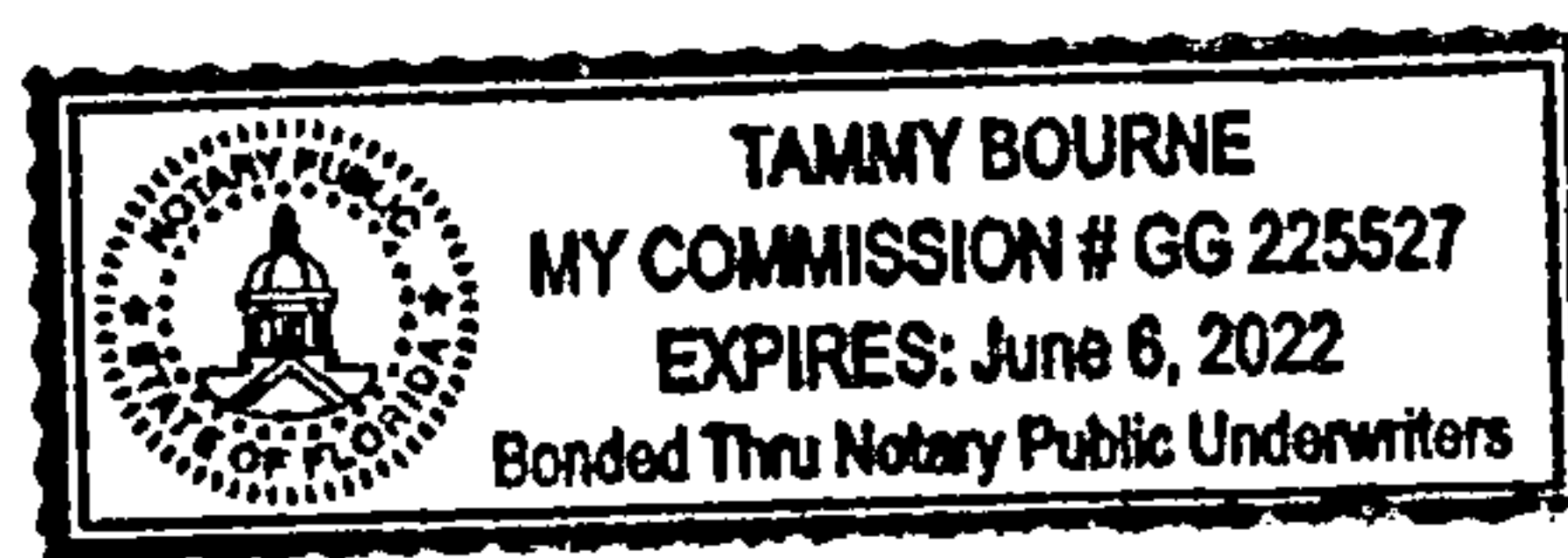
Signed

[Signature]  
Affiant Leon Maddox

Leon Maddox, personally known to me,  
Subscribed and sworn to before me this 4<sup>th</sup> day of August, 2021.  
My Commission expires: 6-6-22

[Signature]  
Notary Public

State of Florida  
County of Brevard





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## ACKNOWLEDGMENT

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

Before me, the undersigned, a Notary Public, in and for said County and State on the 27<sup>th</sup> day of October, 2021, personally appeared Cedric Lee Maddox, Sabrena M. Smitherman and Leon Maddox to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my official seal the day and year first above written.

My Commission Expires: 9/18/2024

*Bonnie S. Williams*  
**BONNIE S. WILLIAMS**  
Notary Public Alabama State At Large  
My Commission Expires 9/18/2024

Notary Public



# Real Estate Sales Validation Form

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

Grantor's Name Cedric Lee Maddox  
Mailing Address Sabrina M. Smitherman & Leon Maddox  
3021 Wood Circle  
Center Point, Alabama 35215

Grantee's Name Cedric Lee Maddox  
Mailing Address Sabrina M. Smitherman & Leon Maddox  
3021 Wood Circle  
Center Point, Alabama 35215

Property Address 109 Village Drive  
Calera, Alabama 35040

Date of Sale October 27, 2021  
Total Purchase Price \$ \_\_\_\_\_



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or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 121,100.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Assessor's Market Value  
☐ 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 12/30/2021

Print La Brenda Norman

Unattested

Sign La Brenda Norman  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1