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08/25/2022 01:26:45 PM
DEEDS 1/3

\$160,047.00 of the consideration amount is being by mortgage

This instrument prepared by:
Rodney Davis
Law Office of Rodney Davis, LLC
4625 Valleydale Road
Birmingham, AL 35242

SEND TAX NOTICE TO:
Dallas C. Houk
291 Walden Court
Montevallo, AL 35115

WARRANTY DEED

THIS INDENTURE made this the 24th day of August in the year 2022, between **CHRIS JOSEPH MUELLER, A SINGLE MAN**, as party or parties of the first part, hereinafter called Grantor, and **DALLAS C. HOUK, AN UNMARRIED PERSON**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of ONE HUNDRED SIXTY-THREE THOUSAND AND NO/100 and other good and valuable consideration (\$163,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described real estate situated in Shelby County, Alabama, to wit:

See Attached “Exhibit A”

Property Address: 291 Walden Court Montevallo, AL 35115

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with appurtenances, unto the said Grantee, its successors and assigns, together with every contingent remainder and right of reversion.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal this 24th day of August 2022.

Chris Joseph Mueller
CHRIS JOSEPH MUELLER

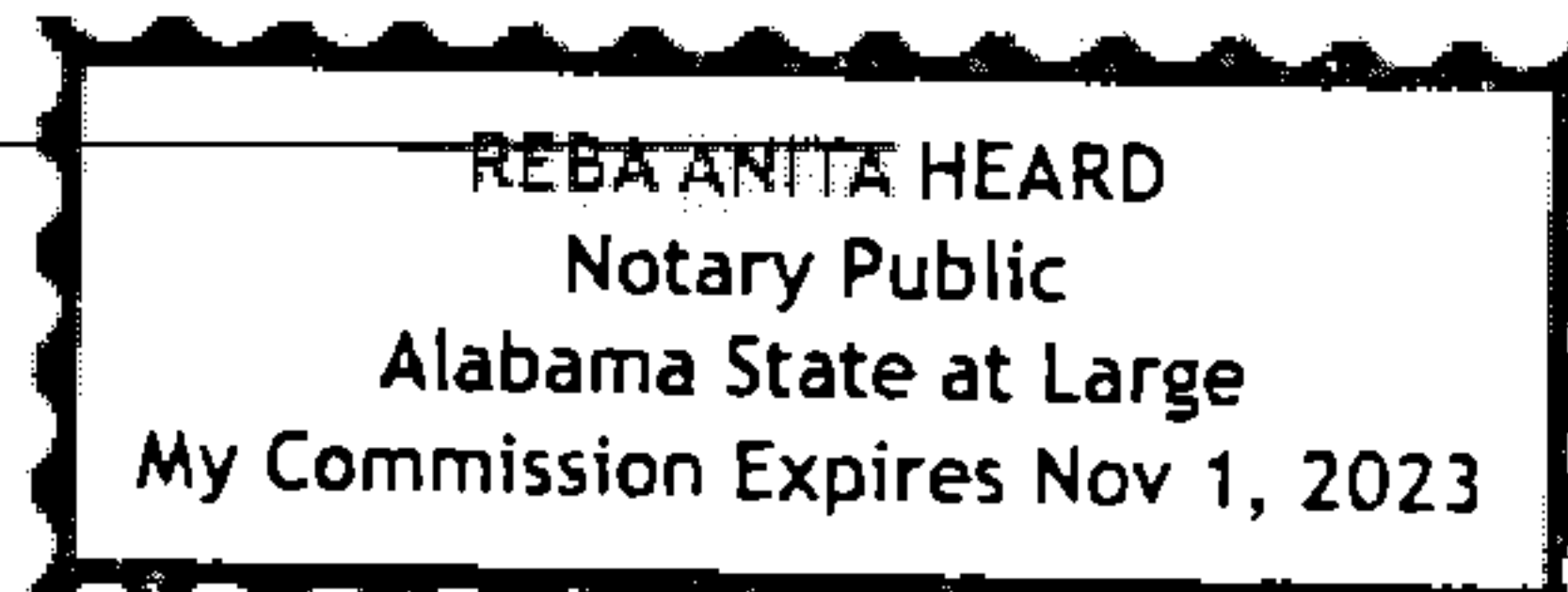
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the Undersigned Authority, a Notary Public in and for said county and state, hereby certify that **CHRIS JOSEPH MUELLER** whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand this 24th day of August 2022.

Reba Howard
Notary Public

My Commission expires:



“EXHIBIT “A”

PARCEL A:

Lot 13, according to the Map or Plat of Walden Subdivision, as recorded in Map Book 8, Page 48, in the Probate Office of the Judge of Probate of Shelby County, Alabama.

PARCEL B:

A part of Lot 12, Walden Subdivision, Map Book 8, Page 48, as recorded in the Office of the Judge of Probate of Shelby County, Alabama further described as follows:

Begin at the Northwest corner of said Lot 12, thence Southerly along the Western boundary of said lot a distance of 136.41 feet to the Southwestern corner of said Lot 12; thence with an interior angle of 116 degrees, 0 minutes to the left a distance of 13.87 feet along the Southern boundary of Lot 12; thence with an interior angle of 64 degrees, 0 minutes to the left a distance of 136.41 feet to a point on the Northern boundary of Lot 121 thence with an interior angle of 116 degrees, 0 minutes to the left a distance of 13.87 feet to the point of beginning. Situated, lying and being in Shelby County, Alabama.

PARCEL C:

Begin at the Southwest corner of Lot 13, Walden Subdivision, as recorded in Map Book 8, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama; thence Southeasterly along the Southern boundary of Lot 13 to the Southeast corner of Lot 13; thence Southeasterly along the Southern boundary of Lot 12 a distance of 13.87 feet; thence with a deflection angle of 64 degrees, 0 minutes to the right, run to the Northern bank of Shoal Creek; thence Northwesterly along the bank of Shoal Creek to a point where the bank of Shoal Creek intersects a line which is perpendicular to the South boundary of Lot 13 and which runs through the Southwest corner of Lot 13; thence North along the said line which is perpendicular to the Southern boundary of Lot 13 to the Southwestern corner of Lot 13 and the point of beginning. Situated, lying and being in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Chris Joseph Mueller	Grantee's Name	Dallas C. Houk
Mailing Address	291 Walden Court	Mailing Address	291 Walden Court
	Montevallo, AL 35115		Montevallo, AL 35115
Property Address	291 Walden Court	Date of Sale	08/24/22
	Montevallo, AL 35115	Total Purchase Price	\$163000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$116850.00

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
☒ 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.

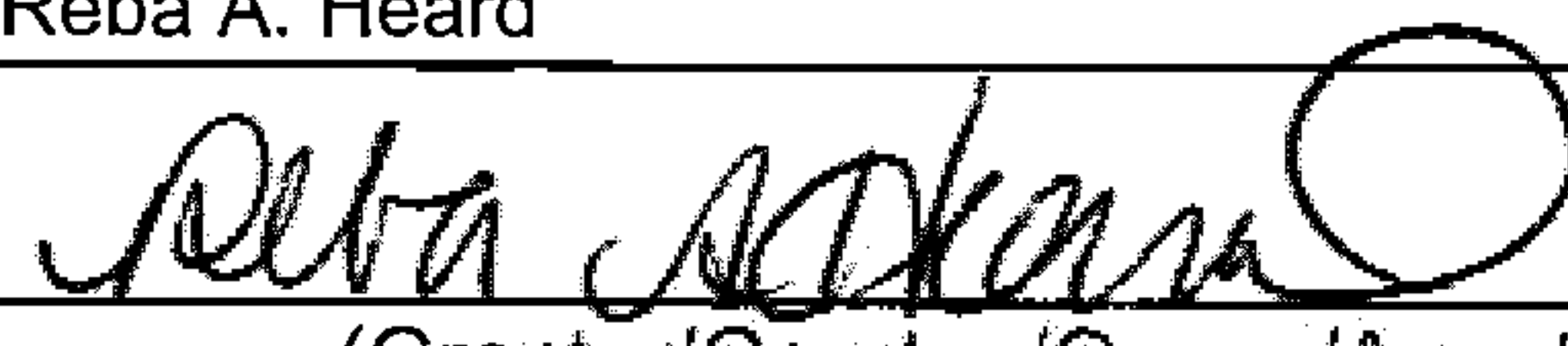
Date of Sale - the date on which interest to the property was conveyed.

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	8/25/22	Print	Reba A. Heard
☐ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one