

This Instrument was Prepared By:  
Donald and Micki Maddox  
1324 Center Star Road  
Pell City, AL 35125

Send Tax Notice To: Reid Maddox

**WARRANTY DEED**



20241209000377560 1/2 \$51.00  
Shelby Cnty Judge of Probate, AL  
12/09/2024 10:12:38 AM FILED/CERT

**THE STATE OF ALABAMA**  
}  
**COUNTY OF SHELBY**

**Know All Men These Presents:**

That in consideration of Ten Dollars and No Cents (\$10.00) to the undersigned grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, Donald Maddox, A married man, and Micki Maddox, a married woman (herein referred to as GRANTORS), grant, bargain, sell and convey unto Reid Maddox (herein referred to as GRANTEE), in fee simple terms the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 2, MADDOX FAMILY ESTATES, AS RECORDED IN MAP BOOK 60 PAGE 73 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

The Subject Property Does Not Constitute the Homestead of the Grantor.

**To have and to hold to the said grantees, their heirs and assigns forever, and I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, my heirs and assigns forever, against the lawful claims of all persons.**

In Witness Whereof, I have hereunto set my hand and seal this 8 day of December 2024.

Donald Maddox (Seal)  
Donald Maddox

Micki Maddox (Seal)  
Micki Maddox

**THE STATE OF ALABAMA**  
}  
**COUNTY OF SHELBY**

**General Acknowledgment**

I, Janice Chamblee, a Notary Public, in and for said County in said State, hereby certify that Donald Maddox, A Married Man, and Micki Maddox, A Married Woman, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8<sup>th</sup> day of December 2024.

Janice Chamblee  
Notary Public

**Janice Chamblee**  
Notary Public Alabama State At Large  
My Commission Expires August 26, 2026  
My Commission Expires

Shelby County, AL 12/09/2024  
State of Alabama  
Deed Tax: \$26.00

Real Estate Sales Validation Form

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

Grantor's Name Donald and Miki Maddox  
Mailing Address 1324 Center Star Rd  
Pell City, AL 35125

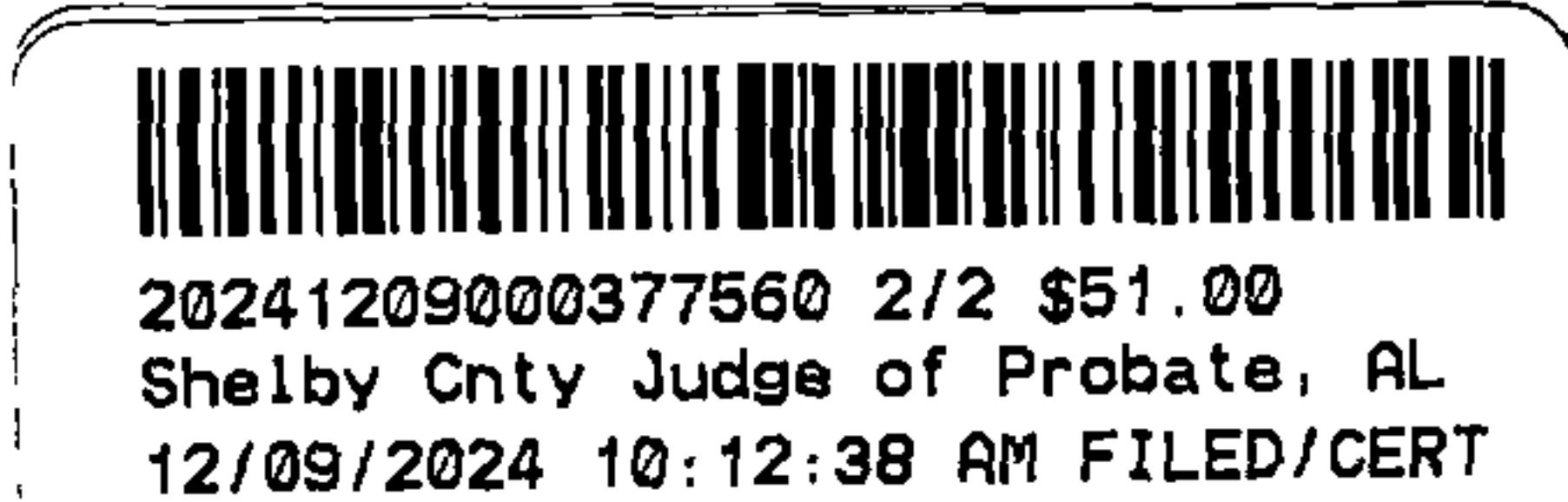
Grantee's Name Reid Maddox  
Mailing Address 70 Circle Creek Dr  
Leeds, AL 35094

Property Address 70 Circle Creek Dr  
Leeds, AL 35094

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

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

or  
Assessor's Market Value \$ Leeds - \$25,960



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

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 12/9/2024

Print Miki Maddox

Sign Miki Maddox

Unattested

(verified by)

(Grantor) Grantee/Owner/Agent) circle one