

File No: 2002737717

Grantor's Loan No. _____

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

Requested by & Return to:

ServiceLink

1355 Cherrington Pkwy

Moon Twp, PA 15108

~~38~~

Parcel Number: 20 3 05 0 000 005.000

QUITCLAIM DEED

Tommy A. Walker, Jr and Scarlet S. Walker, husband and wife, ("Grantor"), of 7315 HWY 49, Columbiana, AL 35051, for and in consideration of \$1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Adam Walker and Hannah Walker**, husband and wife, for and during their joint lives, and upon the death of either of them, the remainder to the survivor in fee simple, ("Grantee"), whose tax mailing address is 1068 Highway 55, Wilsonville, AL 35186, with quitclaim covenants, the following described real estate in Shelby County, Alabama:

LOT 4A, IN THE WHITE FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address is: 1068 Highway 55, Wilsonville, AL 35186

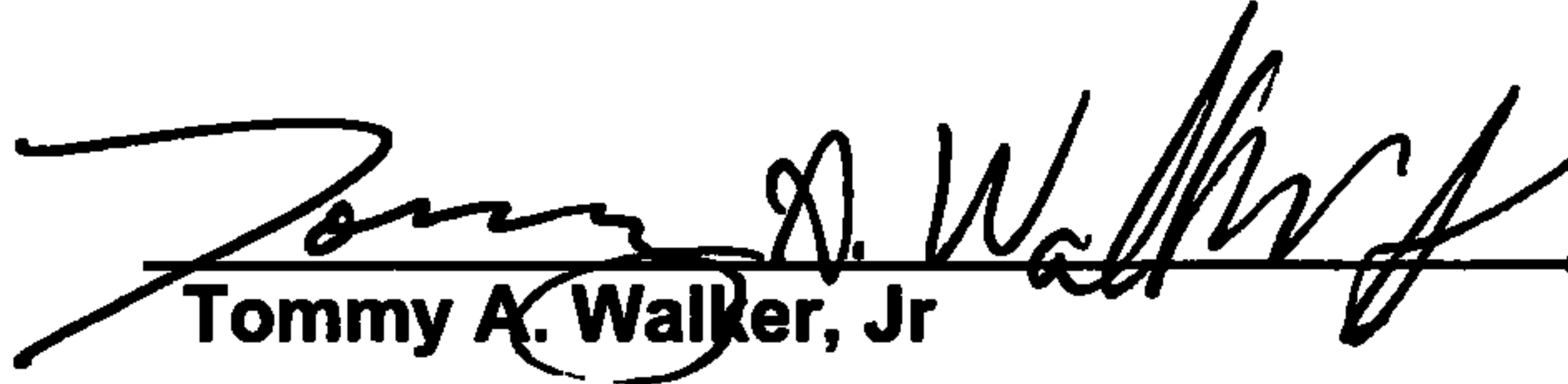
Prior deed recorded at Deed Instrument No. 20200828000378430

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.


Executed by the undersigned on 2/8, 2025:


Tommy A. Walker, Jr

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Tommy A. Walker, Jr**, personally known to me or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8th day of February 2025.


Notary Public

ROBERT N. WEST
Notary Public, Alabama State at Large
My Commission Expires April 12, 2025

Executed by the undersigned on 2/8, 2025:

Scarlet S Walker
Scarlet S. Walker

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Scarlet S. Walker**, personally known to me or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8th day of February, 2025.

[Signature]
Notary Public

ROBERT N. WEST
Notary Public, Alabama State at Large
My Commission Expires April 12, 2025

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Tommy A. Walker, Jr and Scarlet S. Walker
 Mailing Address 7315 HWY 49
Columbiana, AL 35051

Grantee's Name Adam Walker and Hannah Walker
 Mailing Address 1068 Highway 55
Wilsonville, AL 35186

Property Address 1068 Highway 55
Wilsonville, AL 35186

Date of Sale _____
 Total Purchase Price 1.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$224,230.00

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
☐ 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 2/8/25

Print Adam Walker Hannah Walker

Unattested

[Signature]
 (verified by)

Sign

Adam Walker Hannah Walker
 (Grantor/Grantee Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/25/2025 03:02:38 PM
 \$258.50 JOANN
 20250225000056400

Alvin S. Bayal