

THIS INSTRUMENT PREPARED BY:
David Snoddy
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Earl Richard Carruthers
450 Shelby St.
Montevallo, AL 35115

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Matthew L. Smith, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEE, **Earl Richard Carruthers** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 6, Block 51, Reynolds Addition to Montevallo, which is also described as follows: Begin at the Northeast corner of Ala. and Shelby Street Intersection, thence Southeasterly along the North line of Shelby Street a distance of 75 feet, thence Northeasterly at right angles a distance of 150 feet, thence Northwesterly at right angles a distance of 75 feet, thence Southwesterly at right angles a distance of 150 feet to the point of beginning. Said lot in accordance to plat of said Reynolds Addition as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 37.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


Property Address: **450 Shelby St, Montevallo, AL 35115**

\$164,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their successors and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this **March 5, 2025**.


Matthew L. Smith

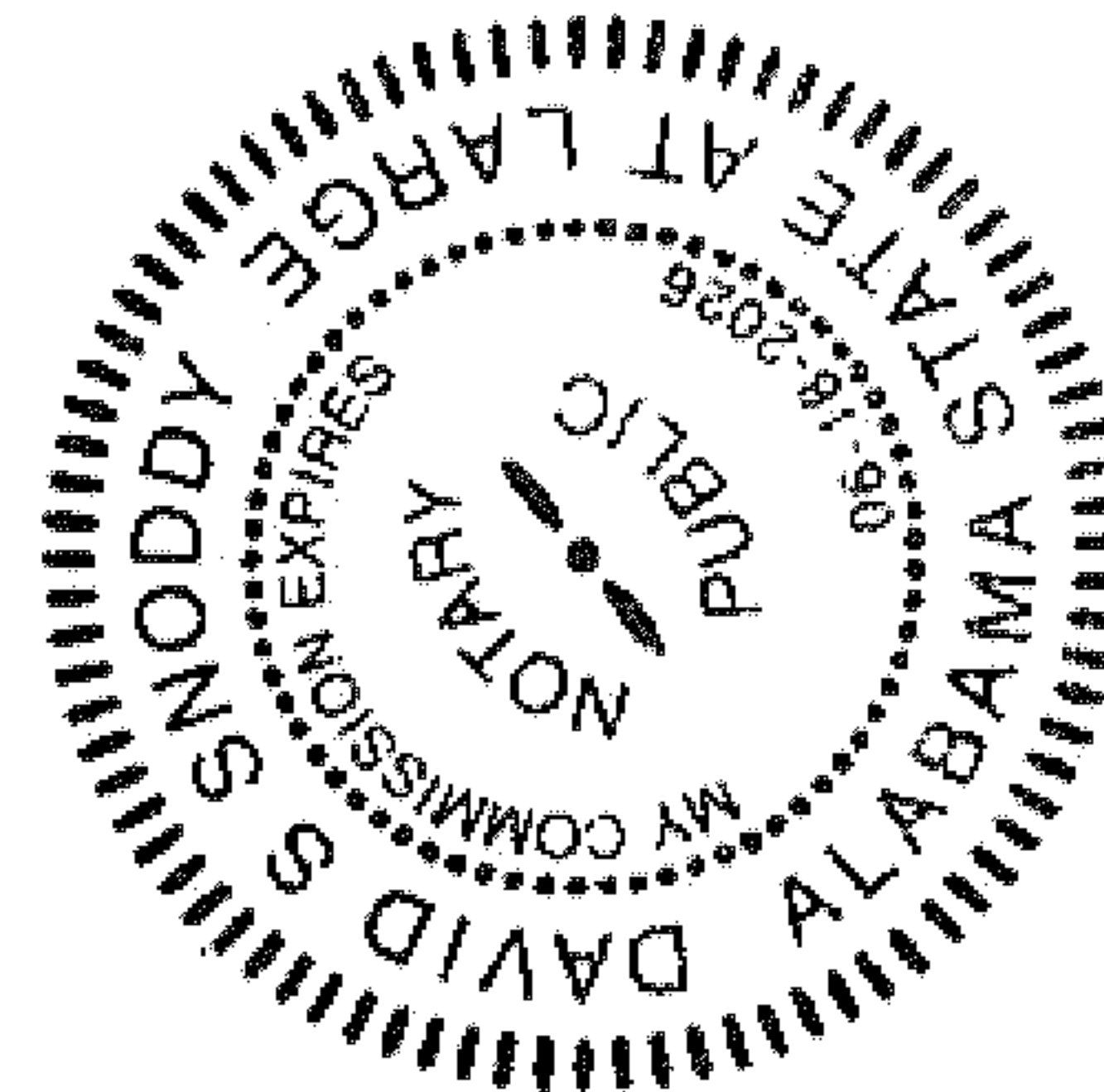
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew L. Smith whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2025.



Notary Public
My Commission Expires:



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

Grantor's Name	<u>Matthew L. Smith</u>	Grantee's Name	<u>Earl Richard Carruthers</u>
Mailing Address	<u>15 Annie Lee Road</u>	Mailing Address	<u>450 Shelby St</u>
	<u>Trussville, AL 35173</u>		<u>Montevallo, AL 35115</u>
Property Address	<u>450 Shelby St</u>	Date of Sale	<u>March 5, 2025</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	<u>\$205,000.00</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 March 5, 2025

☐ Unattested

(verified by)

Print David Snoddy

Sign

David Snoddy

(Grantor/Grantee/Owner/Agent circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2025 08:21:58 AM
\$69.00 JOANN
20250306000066230

Form RT-1

Allen S. Bayl