

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3500025

MAIL TAX STATEMENTS TO:

Erwin J. Walls
441 Marsh Circle
Calera, AL 35040

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 28 6 23 0 000 011.069

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 25th day of July, 2025 by and between **Erwin J. Walls, single and James Walls, single, as joint tenants with rights of survivorship**, residing at 441 Marsh Circle, Calera, AL 35040, hereinafter referred to as Grantor(s) and **Erwin J. Walls, single**, residing at 441 Marsh Circle, Calera, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 441 Marsh Circle, Calera, AL 35040

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 25th day of July, 2025.

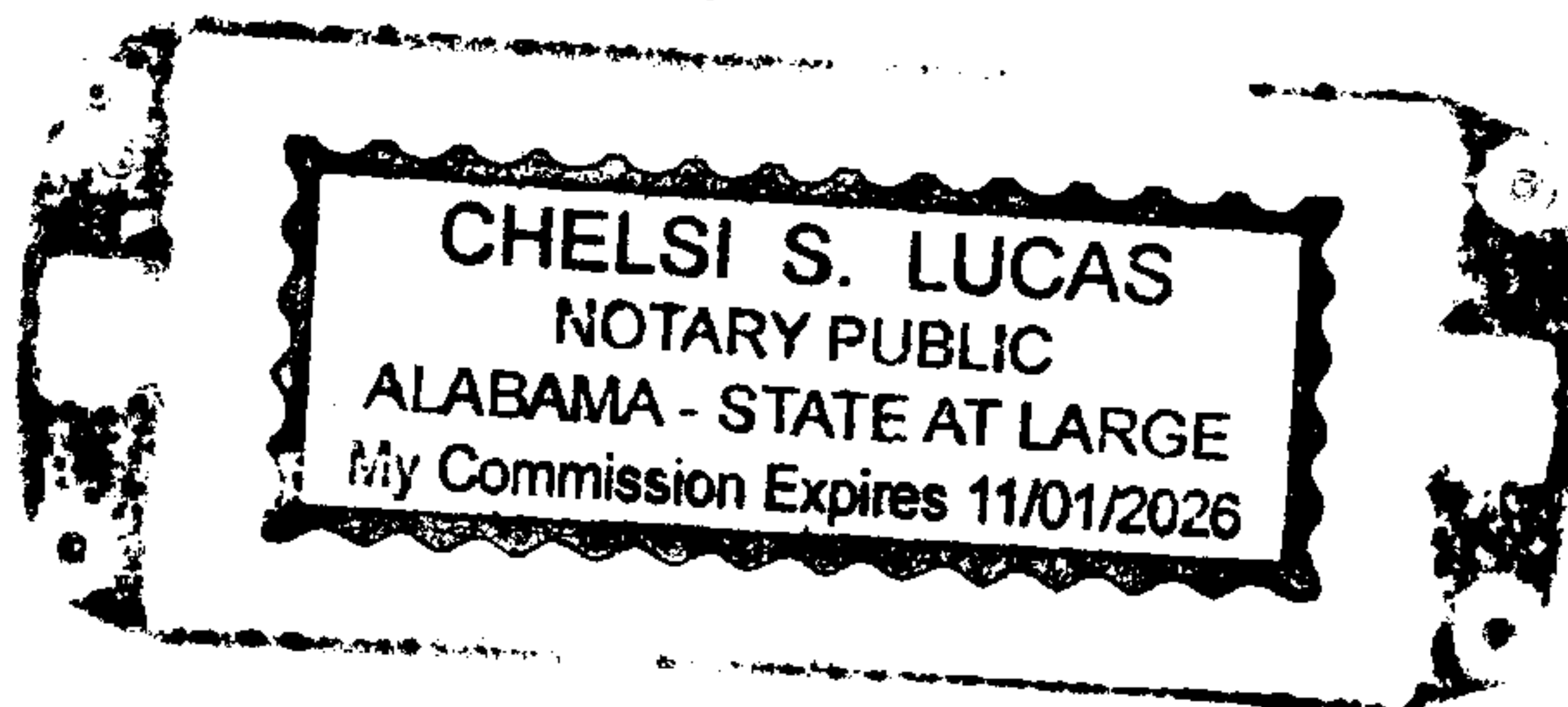
Erwin J. Walls
Erwin J. Walls

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Erwin J. Walls, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25th day of July, 2025.
Chelsi S. Lucas
NOTARY PUBLIC

My commission expires: 11/01/2026



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 25th day of July, 2025.

James Walls
James Walls

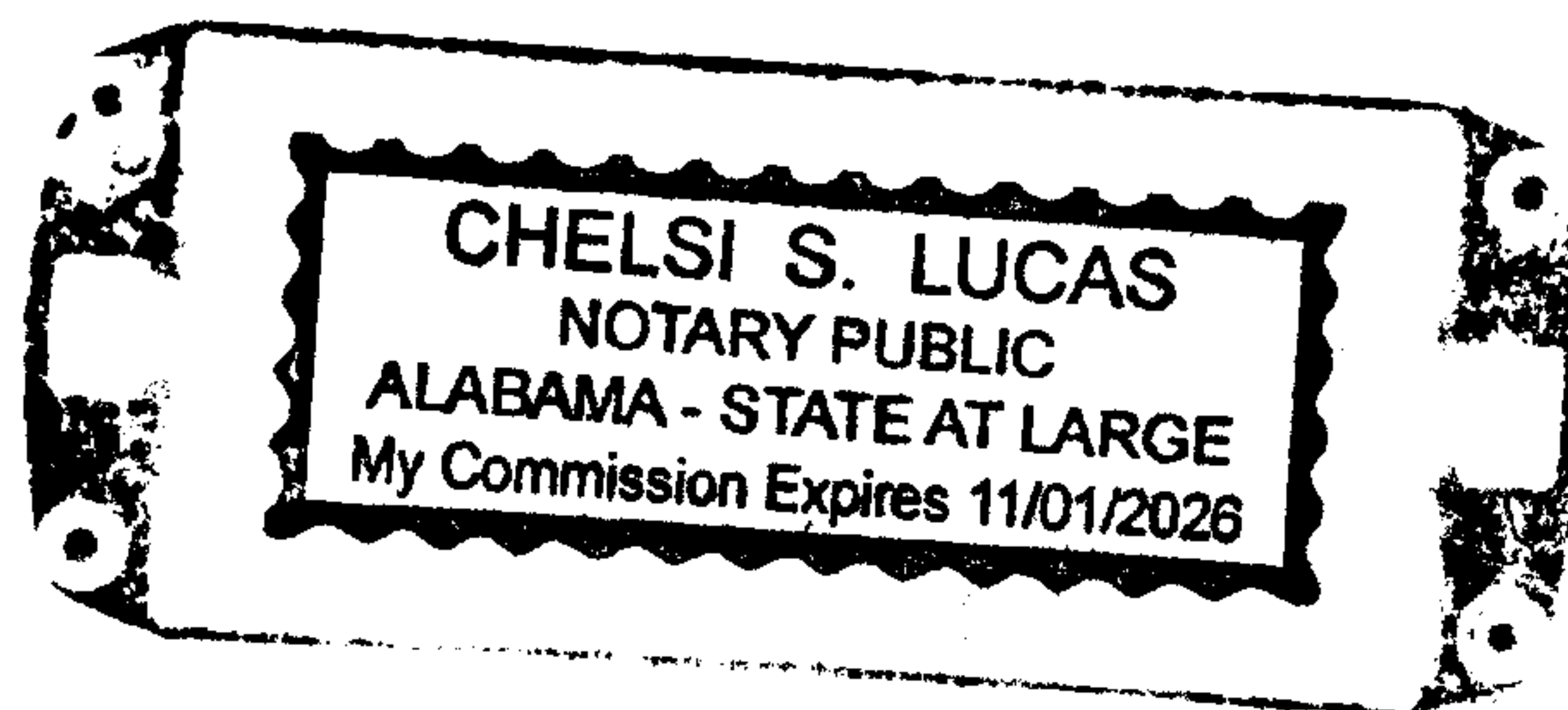
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County and State, hereby certify that James Walls, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25th day of July, 2025.

Chelsi S. Lucas
NOTARY PUBLIC

My commission expires: 11/01/2026



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

Lot 157, according to the Amended Map of Old Ivy Subdivision Phase I, as recorded in Map Book 36, Page 5A and 5B. in the Probate Office of Shelby County, Alabama.

Together with reservations, conditions, powers of attorney, easements. options. covenants, agreements, limitations on title and all other provisions contained in or incorporated by reference into the Declaration of Covenants, Conditions and Restrictions for Old Ivy Subdivision recorded in Instrument 20051104000574530 and Supplemental Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20120504000157040, in the Probate Office of Shelby County, Alabama, in the By-Laws, in any instruments creating the estate or interest and in any other instrument referred to in any of the instruments as aforesaid.

Being the same property as conveyed from D.R. Horton, Inc. - Birmingham to Erwin J. Walls and James Walls, as joint tenants, with right of survivorship as set forth in Deed Instrument #20140710000208920 dated 06/27/2014, recorded 07/10/2014, SHELBY County, ALABAMA.

Tax ID Number: 28 6 23 0 000 011.069

Property commonly known as: 441 Marsh Circle, Calera, AL 35040



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/12/2025 01:52:33 PM
 \$246.00 KELSEY
 20250812000246420

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Erwin J. Walls and James Walls	Grantee's Name	Erwin J. Walls
Mailing Address	441 Marsh Circle	Mailing Address	441 Marsh Circle
	Calera, AL 35040		Calera, AL 35040
Property Address	441 Marsh Circle	Date of Sale	<u>July 25, 2025</u>
	Calera, AL 35040	Total Purchase Price	\$1.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ <u>212,000.00</u>

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.

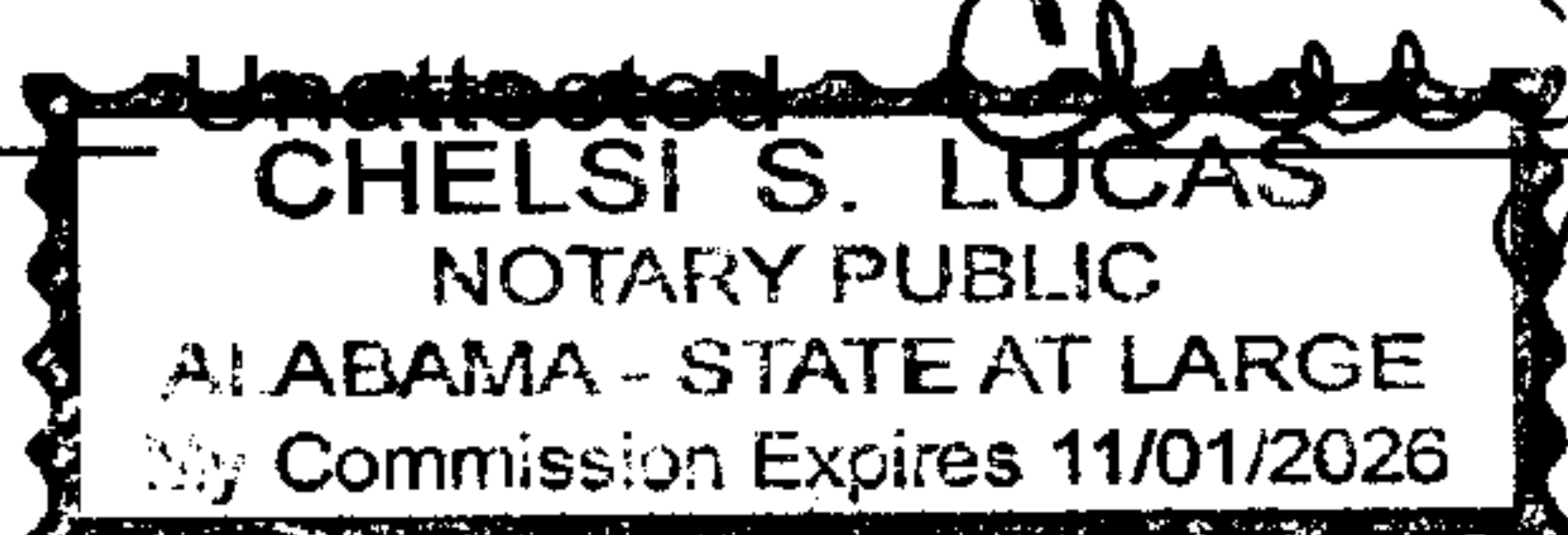
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7/25/2025

Print Erwin J. Walls / James Walls

Sign Erwin J. Walls / James Walls
 (Grantor/Grantee/Owner/Agent) circle one



Form RT-1