This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 DEEDS 1/3

Send Tax Notice to:

Matthew Mayhall
26713 Terry Cove Drive
Orange Beach, AL 36561

20250916000282920

09/16/2025 11:42:20 AM

STATE OF ALABAMA SHELBY COUNTY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY THOUSAND AND 00/100 (\$80,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Robert Howell Smith Jr., a married man (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Matthew Mayhall (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the Final Plat of RHS Subdivision as recorded in Map Book 60, Page 16 in the Office of the Judge of Probate of Shelby County, Alabama.

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

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 hereinabove 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 heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 9th day of September, 2025.

Robert Howell Smith, Jr.

STATE OF ALABAMA SHELBY COUNTY

SS:

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of September, 2025.

Notary Public

My Commission Expires:

JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 7, 2029

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Real Estate Sales Validation Form

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

	Inis Document must be fitte in	according to the control of the cont	
	Robert Howell Smith, Jr. 609 Lake Crest Dr. Hoover, AL 35226	Grantee's Name Mailing Address	Matthew Mayhall 26713 Terry Cove Drive Orange Beach, AL 36561
Property Address	O Highway 10 Montevallo, AL 35115	Date of Sale Total Purchase Pric Or Actual Value Or Assessor's Market Va	\$
<u>-</u>	orice or actual value claimed of ecordation of documentary ev		e following documentary evidence:
Bill of Sale X Sales Contract Closing Statement		Appraisal Other:	
•	nce document presented for reis form is not required.	ecordation contains all of the req	uired information referenced above

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 <u>Code of Alabama 1975</u> § 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).

Sign

Date September 9, 2025

Print: Justin Smitherman

(Grantor/Grantes / Owner/Agent) circle one

Unattested

Filed and Recorded

Official Rubling Records

(Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL 09/16/2025 11:42:20 AM

\$36.00 JOANN

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Qui < R./

Form RT-1