

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
725 West Street  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Tamala Faye Hutter  
15935 W. Chancellor Drive  
Homer Glen, IL 60491



20251201000365730 1/4 \$131.00  
Shelby Cnty Judge of Probate, AL  
12/01/2025 11:37:46 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Love and Affection** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tamala Faye Hutter, signing as **Personal Representative of the Estate of James W. Walker**, a deceased person having died on or about the **7<sup>th</sup> day of March, 2023**, **Shelby County Probate Case # PR-2023-346**, hereinafter called "Grantors", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Tamala Faye Hutter**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

**Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.**

**NOTE: This property does not constitute homestead property for Grantor.**

**TO HAVE AND TO HOLD** to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 21 day of February, 2024 at 725 West Street, Montevallo, Alabama 35115

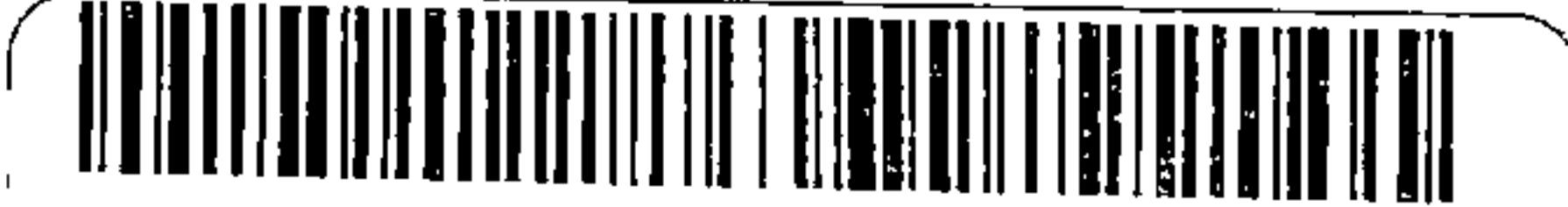
GRANTOR

Tamala Faye Hutter (L.S.)  
Tamala Faye Hutter  
Personal Representative  
The Estate of James W. Walker  
Shelby County Probate Case PR-2023-346

# STATE OF ALABAMA

# SHELBY COUNTY

## ACKNOWLEDGMENT



20251201000365730 2/4 \$131.00  
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I, Regina R. Lathan, a Notary Public for the State at Large, hereby certify that the above posted name, Tamala Faye Hutter Personal Representative, The Estate of James W. Walker, Shelby County Probate Case 2023-346 which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31<sup>st</sup> day of  
February, 2024.

  
Diane R. Lathass  
NOTARY PUBLIC

## My Commission Expires:

**REGINA R LATHAM**  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES MAY. 17, 2027

## BENCH NOTE

Filed in the Probate Court of Shelby County, Alabama, and ordered  
recorded this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

# Judge of Probate

# Exhibit A

20251201000365730 3/4 \$131.00  
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One lot or parcel of land situated in the south half of lot Number 22 according to the original plan of the town of Montevallo, Alabama, and fronting 28 feet on Main Street and extending back, parallel with Middle Street a distance of 90 feet, and more particularly described as follows: Commence at the southwest corner of said lot #22 at the intersection of Middle Street and run thence in a northeasterly direction along Main or Broad Street 46 feet 11 1/4 inches to the point of beginning, thence continuing along Main Street 28 feet, thence in a northwesterly direction parallel with Middle Street 90 feet, thence in a southwesterly direction parallel with Main Street or Broad Street 28 feet, thence in a Southeasterly direction, parallel with Middle Street 90 feet to the point of beginning.

EXCEPT Subject to all the provisions contained in deed from grantor herein to Z. S. Cowart of date June 13, 1936, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 100, at page 73. Subject to a three foot walkway on the right (East) side of the building.

