

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 7th 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.)

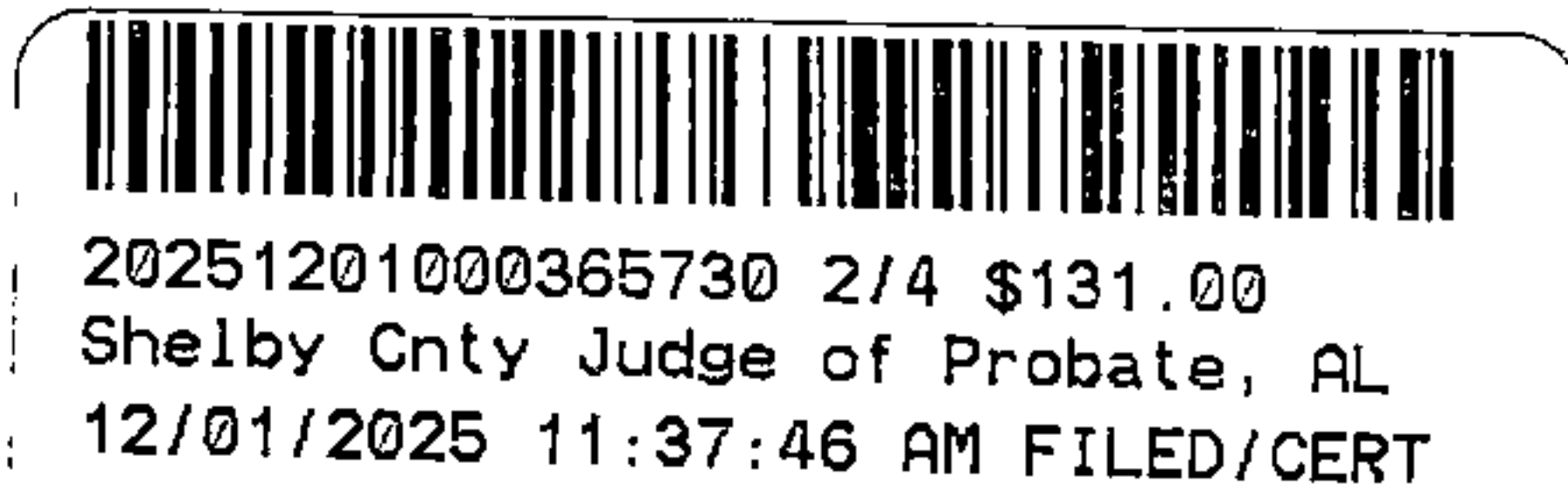
Tamala Faye Hutter
Personal Representative
The Estate of James W. Walker
Shelby County Probate Case PR-2023-346

Shelby County, AL 12/01/2025
State of Alabama
Deed Tax: \$100.00

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT



I, Regina R Latham, 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 21st day of February, 2024.

Regina R Latham
NOTARY PUBLIC

My Commission Expires: 5/17/2027

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
Shelby Cnty Judge of Probate, AL
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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.

Real Estate Sales Validation Form

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

Grantor's Name

James W Walker

Grantee's Name

Tamala F. Hutter

Mailing Address

716 Middle Street
Montevallo, AL 35115

Mailing Address

Mr. Tim Hutter
15935 W Chancellor Dr
Homer Glen, IL 60491



Property Address

716 Middle Street
Montevallo, AL 35115

Date of Sale

Total Purchase Price \$ 710,000

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)

☒ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

Chris Smitherman - Montevallo, AL

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 any

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

12-1-2025

Print

Tamala Hutter

Unattested

Sign

Tamala Hutter

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1