

**THIS INSTRUMENT WAS PREPARED BY:**

Richard C. Shuleva, Attorney  
2 Riverchase Office Plaza #105  
Hoover, Alabama 35244

**SEND TAX NOTICE TO:**

Jimmy Maddox Enterprises, LLC  
1380 Highland Street  
Montevallo, Alabama 35115

**WARRANTY DEED**



20260330000091640 1/3 \$376.00  
Shelby Cnty Judge of Probate, AL  
03/30/2026 03:30:27 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **James E. Maddox and Susan Maddox** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto, **Jimmy Maddox Enterprises, LLC**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the SW line or margin of Middle Street with the NW line or margin of Main or Broad Street in Montevallo, Alabama and run thence in a northwesterly direction along the SW margin or line of said Middle Street 74 feet and 6 inches for a point of beginning of the lot herein conveyed; thence continue in a northwesterly direction along the SW line or margin of Middle Street 25 feet and 4 inches; thence in a southwesterly direction and parallel with Main Street 45-1/2 feet; thence in southeasterly direction parallel with Middle Street 25 feet and 4 inches; thence in a northeasterly direction parallel with Main Street 46-1/2 feet to the point of beginning; situated in Shelby County, Alabama.

This property does not constitute the homestead of the grantors herein. The Grantors herein own other real property which does constitute homestead.

The legal description set out herein was furnished to preparer by the Grantors herein without the benefit of survey or title search.

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That part of Lot 21 in the Town of Montevallo, Alabama, according to the original plan of said town as recorded in the Office of the Judge of Probate of Shelby County, Alabama, which is described as follows: Begin at the NE of the Easternmost corner of said Lot 21, said point being the Westernmost intersection of Broad or Main Street and Middle Street to run Northwest parallel and along said Middle Street for a distance of 100 feet to a point of beginning; thence Southwest parallel with Broad or Main Street and perpendicular to Middle Street a distance of 46.6 feet, more or less; thence Northwest perpendicular to said Broad or Main Street a distance of 25 feet; thence Northeast parallel with Broad or Main Street 46.6 feet, more or less, to the Southwest line of Middle Street and thence Southeast along said line of Middle Street 25 feet to the point of beginning, the same being a part of the lot known as the H.C. Reynolds Store Lot; being situated in Shelby County, Alabama.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal description set out herein was furnished to preparer by the Grantors herein without the benefit of survey.

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Shelby County, AL 03/30/2026  
State of Alabama  
Deed Tax: \$348.00

A portion of Lot 7, Block Q, according to the survey of Lyman's Add to Montevallo, Alabama, as recorded in Map Book 3 page 27 in the Probate Office of Shelby County, Alabama; being more particularly described as follows: Begin at the Northwest corner of Lot 7, Block Q, of Lyman's Addition to Montevallo, as recorded in Map Book 3, page 27, Shelby County, Alabama and run Northeasterly along the North line of said Lot 7 for a distance of 58.88 feet; thence right 90 deg. 00 min. and run Southeasterly for a distance of 150.00 feet; thence right 90 deg. and run Southwesterly for a distance of 58.88 feet; thence right 90 deg. 00 min. and run Northwesterly for a distance of 150.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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

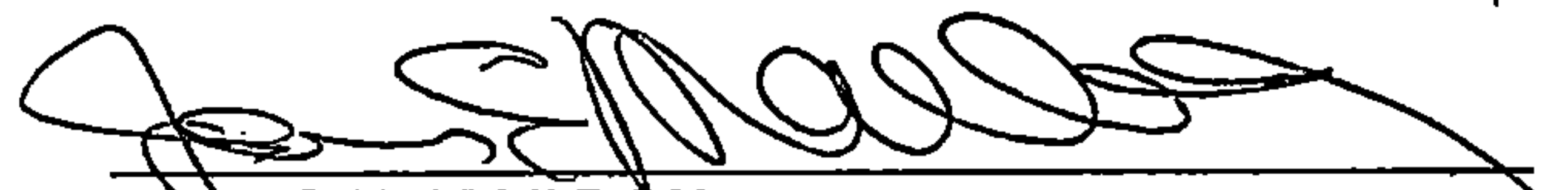
The grantors transfer to grantee all rights and obligations contained in a Joint driveway agreement between James A. Wade and Linda J. Wade and Grantor. Said agreement is dated January 31, 1992.


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TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 27<sup>th</sup> day of February, 2026.

  
JAMES E. MADDOX

  
SUSAN MADDOX

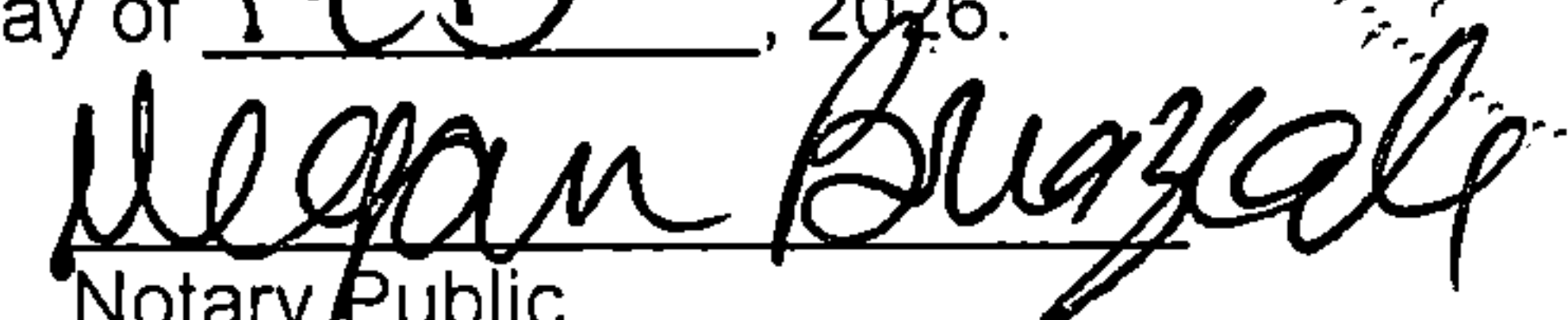
STATE OF ALABAMA )  
COUNTY OF SHELBY )

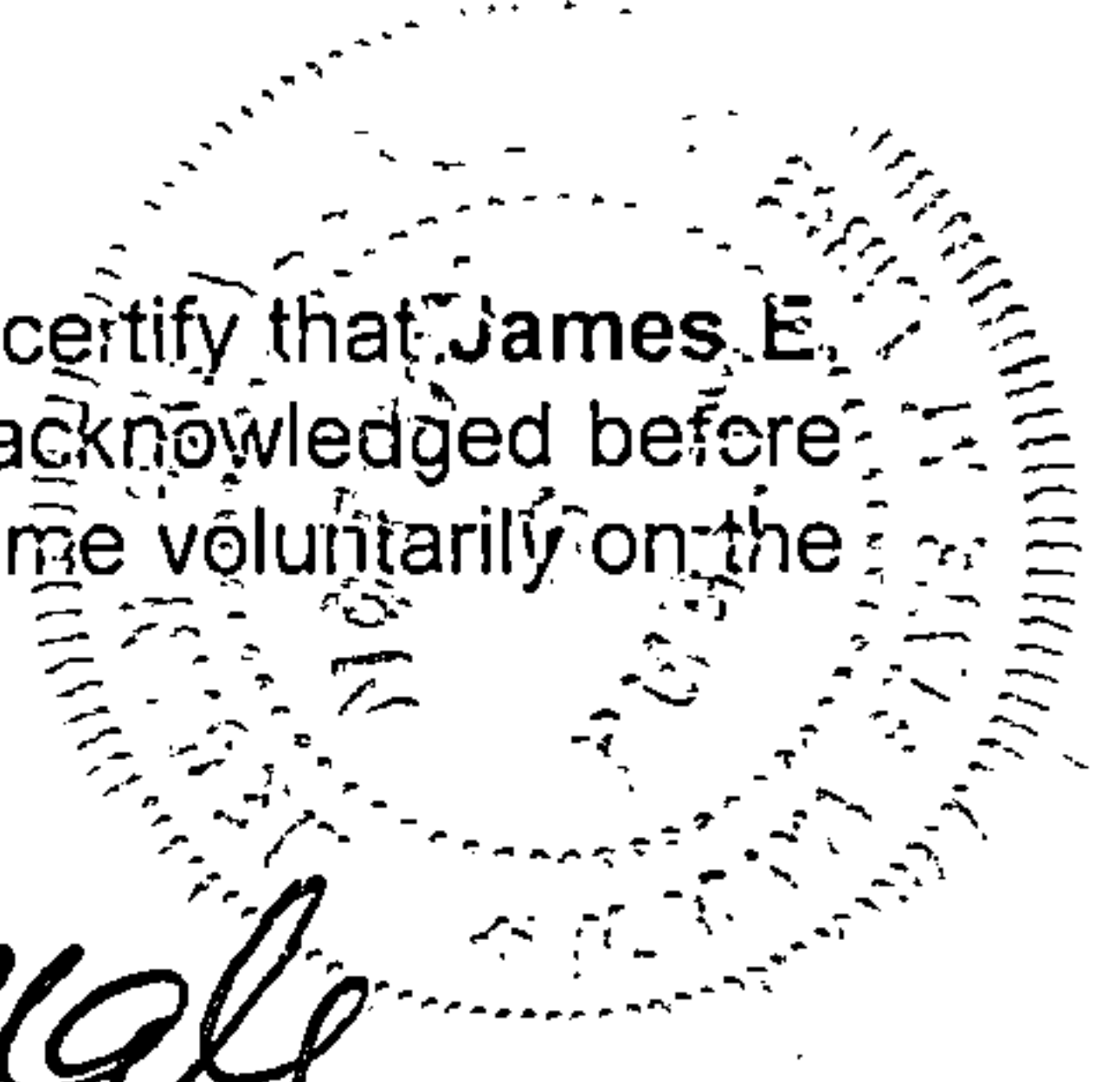
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **James E. Maddox**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of Feb, 2026.

MY COMMISSION EXPIRES JULY 30, 2029

My Commission Expires

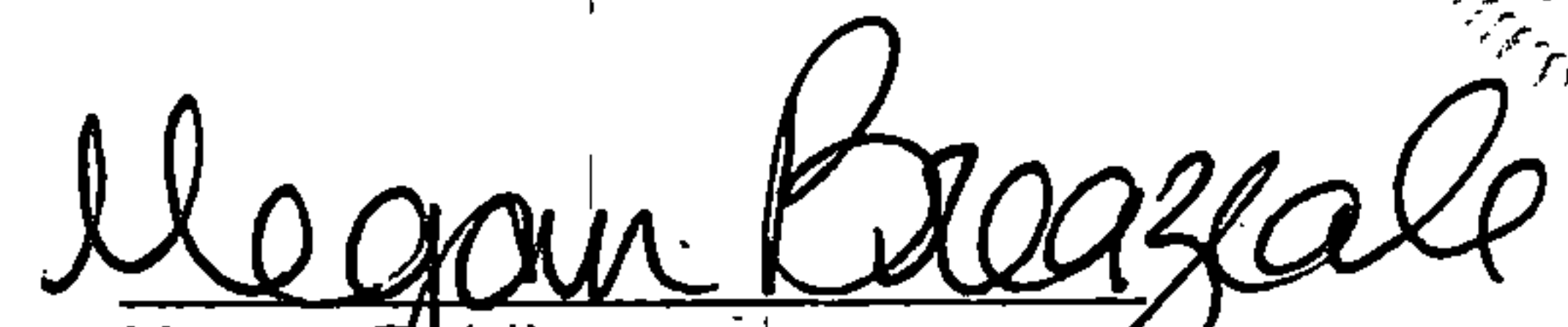
  
Notary Public



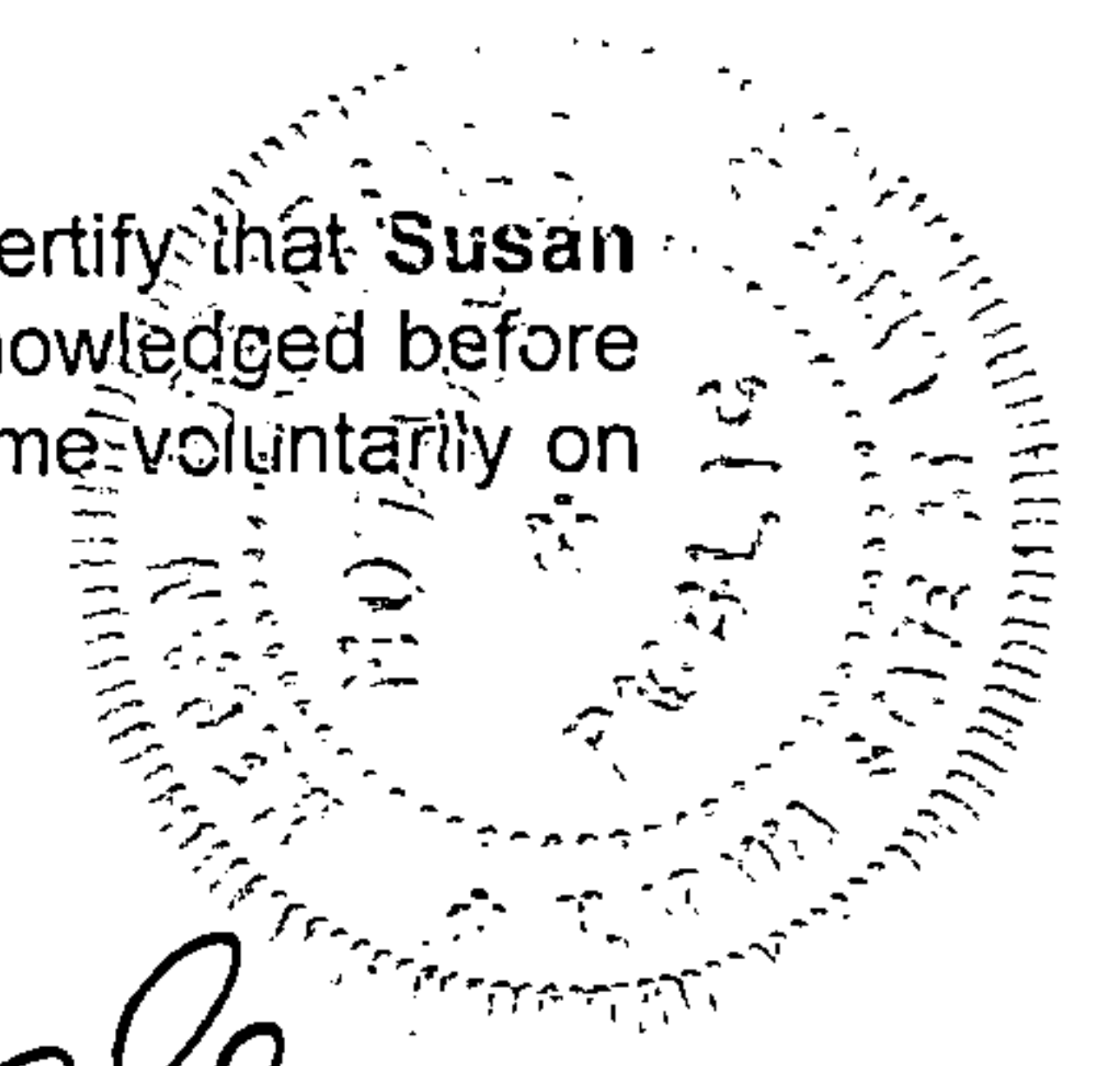
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Susan Maddox**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of Feb, 2026.

  
Notary Public

MY COMMISSION EXPIRES JULY 30, 2029



Real Estate Sales Validation Form



20260330000091640 3/3 \$376.00  
Shelby Cnty Judge of Probate, AL  
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This Document must be filed in accordance with Code of Alabama 1975, SECTION 40-22-1

Grantor's Name Jimmy & Susan Maddox  
Mailing Address 1320 Highland St.  
Montevallo, AL 35115

Grantee's Name Jimmy Maddox Enterprises LLC  
Mailing Address 1320 Highland St.  
Montevallo, AL 35115

Property Address 1360 Highland St.  
717 Middle St  
721 Middle St

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 347,750

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 3/30/26

Print Susan Maddox

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)