

This Instrument Prepared By:
John Martin Eades, Jr., Esq.
217 - B 1st Street North
Alabaster, Alabama 35007
STATE OF ALABAMA)
COUNTY OF SHELBY)

Send tax notices to:
Shirley M. Shade Halloran
959 Highway 54
Montevallo, Alabama 35115

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Shirley M. Shade Halloran, an individual and a married woman and Travis W. Shade, an individual and an unmarried man, (herein referred to as the Grantors) hereby remises, releases, quit claims, grants, sells, and conveys to Shirley M. Shade Halloran, an individual and a married woman (hereinafter called Grantee) to be held as joint tenants with right of survivorship, all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A" for legal description

This is not the homestead of the Grantor Travis W. Shade and is not the homestead of the Grantor Shirley M. Shade Halloran .

This instrument was prepared without the benefit of any title search or survey.


No title search or survey in connection with the preparation of this deed was performed nor requested. No title check was performed nor requested. No title opinion was issued nor requested.

Attorney preparing this deed makes no certification as to the condition or merchantability of title to the land described in this deed.

The legal description for this property was taken from the legal description contained in that particular warranty deed, joint tenants with right of survivorship made and executed by Anthony Wolfe and Deborah Wolfe, husband and wife, on or about the 7th day of May, 2004 and recorded as instrument number 20040518000262240, on May 18, 2004 in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 25 day of Feb, 2013

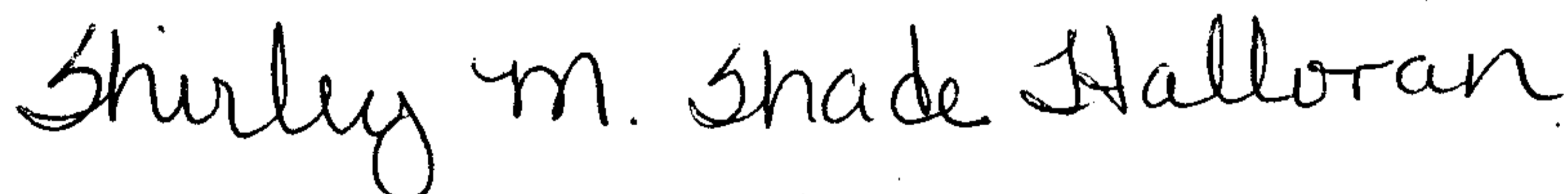
 (SEAL)
Name, TRAVIS W. SHADE

STATE OF ALABAMA)
COUNTY OF SHELBY)

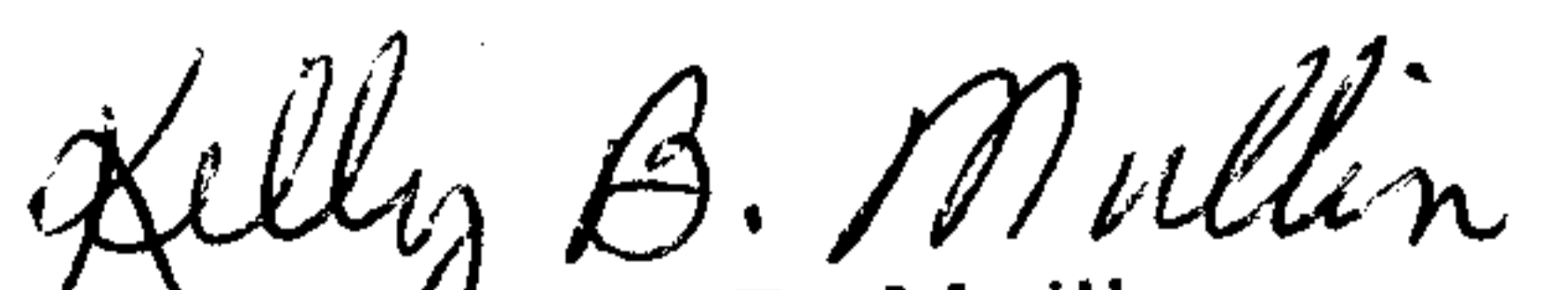
I, the undersigned authority, a notary in and for said County, in said State, hereby certify that TRAVIS W. SHADE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date done this the 25 day of Feb, 2013.

 (Notary Public)

My commission expires: 11-21-2015



Shirley M Shade Halloran appeared
before me this 14th day of March, 2013



Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 28, 2013

Shelby County, AL 03/14/2013
State of Alabama
Deed Tax: \$42.50

Exhibit A

A parcel of land located in the SW¼ of the SE¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, being more particularly as follows: Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 3, Township 22 South, Range 4 West and run West for a distance of 581 feet (Deed) to the Point of Beginning; thence run North 86 degrees 33 minutes 23 seconds West for a distance of 210.00 feet (West 210 feet Deed); thence run North 03 degrees 28 minutes 54 seconds West for a distance of 212.49 feet (N 04 degrees 10 minutes West 210 feet Deed); thence run South 85 degrees 46 minutes 45 seconds East for a distance of 209.99 feet (East 210 feet Deed); thence run South 03 degrees 34 minutes 53 seconds East for a distance of 209.67 feet (S 04 degrees 10 minutes East 210 feet Deed) to the Point of Beginning.

According to the survey of Keith Vinning dated March 14, 2004.

Subject to all items of record.



20130314000106640 2/3 \$60.50
Shelby Cnty Judge of Probate, AL
03/14/2013 02:08:16 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Shirley Halloran
Mailing Address 192 Pinewood Drive
Millbrook, AL ~~35115~~
36054

Grantee's Name _____
Mailing Address Same

Property Address 959 Hwy 54
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 84,330
1125 42,165

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 av

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 _____

Print Shirley M. Shade Halloran

☒ Unattested

[Signature]
(verified by)

Sign Shirley M. Shade Halloran

(Grantor/Grantee/Owner/Agent) circle one