

20140926000302260 1/4 \$74.00
Shelby Cnty Judge of Probate, AL
09/26/2014 08:50:08 AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Lori G. Pate

(Address) 5690 Hwy. 25

Montevallo, AL 35115

Minimum Value: \$51,000.00

QUITCLAIM DEED

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 **WESLEY E. PATE, a married man**, whose address is 16307 Highway 42, Shelby, Alabama 35143 (the **"Grantor"** herein, whether one or more), in hand paid by **LORI G. PATE**, whose address is 5690 Hwy. 25, Montevallo, Alabama 35115 (the **"Grantee"** herein, whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate located in **SHELBY** County, Alabama, to wit:

REFERENCE IS MADE TO THE LEGAL DESCRIPTION HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

SOURCE OF TITLE: Instrument Number 20080226000077760.

SUBJECT TO:

- Taxes for 2014 and subsequent years.
- All rights, reservations and restrictions of record.

GRANTOR HEREIN DOES HEREBY EXECUTE THIS INSTRUMENT IN FAVOR OF GRANTEE, LORI G. PATE (GRANTOR'S SPOUSE) IN COMPLIANCE WITH AN AGREEMENT IN CONTEMPLATION OF DIVORCE BETWEEN GRANTOR AND GRANTEE.

TO HAVE AND TO HOLD to the said **LORI G. PATE**, and Grantee's heirs and assigns forever.

Shelby County, AL 09/26/2014
State of Alabama
Deed Tax: \$51.00

Given under my hand and seal this 22nd day of September, 2014.


Wesley E. Pate (Seal)
WESLEY E. PATE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **WESLEY E. PATE**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand, this 22nd day of September, 2014.

L. Michelle L. Stamp
Notary Public
My commission expires: 5/17/2015


20140926000302260 2/4 \$74.00
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20080226000077750 4/4 \$21.00
Shelby Cnty Judge of Probate, AL
02/26/2008 03:04:55PM FILED/CERT

EXHIBIT A

Commence at the Northeast corner of the Northwest Quarter of Southeast Quarter of Section 2, Township 24, Range 12 East; run thence in a Northerly direction along the East line of the Southwest Quarter of the Northeast Quarter a distance of 53.18 feet to a point; thence turn an angle of 85 degrees 14 1/2 feet to the left and run a distance of 514.11 feet to the point of beginning of the property herein conveyed; which said point of beginning is located on the Southern right of way line of Highway #25, and is marked by an iron stake; thence continue in the same direction along the said Southern right of way line of said highway a distance of 208 feet to a point; thence turn to the left and run a distance of 262.5 feet parallel with the Eastern boundary of said quarter-quarter section to a point; thence turn to the left and run a distance of 208 feet parallel with the said Southern right of way line of said highway to a point; thence turn to the left and run a distance of 262.5 feet, more or less, to the point of beginning; said property being in the Northwest Quarter of Southeast Quarter and Southwest Quarter of Northeast Quarter of Section 2, Township 24, Range 12 East, Shelby County, Alabama. Less and Except; Commencing at the Southwest corner of the Southwest Quarter of Northeast Quarter of Section 2, Township 24, North, Range 12 East, thence Northerly along the West line of said Southwest Quarter of Northeast Quarter a distance of 129 feet, more or less, to the centerline of Project No. OLB-059-025-001; thence South 85 degrees 18 minutes 21 seconds East along said centerline a distance of 642 feet, more or less, to Station 95+00; thence turn an angle of 90 degrees 00 minutes of the right and run a distance of 50 feet, to the point of beginning of the property herein to be conveyed; thence Southwesterly along a line a distance of 58 feet, more or less, to a point that is 25 feet Easterly of and at right angles to the Traverse of a County Road at Station 9+00; thence Westerly along a line (which if extended would intersect the Traverse of said Road at Station 9+00) a distance of 12 feet, more or less to the present East right of way line of said Road; thence Northerly along said present East right of way line a distance of 72 feet, more or less, to the present Southwest right of way line of Alabama Highway No. 25; thence Southeasterly along said present Southwest right of way line a distance of 210 feet, more or less, to the East property line; thence Southerly along said East property line a distance of 16 feet, more or less, to a point that is 45 feet Southwesterly of and at right angles to the centerline of said Project; thence North 85 degrees 18 minutes 21 seconds West, parallel with the centerline of said Project a distance of 65 feet more or less, to a point that is 45 feet

Southwesterly of and at right angles to the centerline of said project at Station 96+00; thence Westerly along a line, a distance of 101 feet, more or less, to the point of beginning.



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Wesley E. PateGrantee's Name Lori G. PateMailing Address 16307 Hwy 42
Shelby AL 35143Mailing Address 5690 Hwy 25
Montevallo AL 35115Property Address 5690 Hwy 25
Montevallo AL 35115Date of Sale September, 2014Total Purchase Price \$51,000.00

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
 Sales Contract

 Appraisal
XX Other Divorce

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).

Print Mitchell A. Spears, Attorney at LawSign 

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