

This Instrument was prepared by:

(Name) Randall Boswell Jr

(Address) P.O. Box 562 Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA

Shelby

COUNTY

20160331000104520 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
03/31/2016 03:57:52 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$1,000 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to Randall Boswell III and Alec Brayden Tolin (hereinafter called GRANTEE) all 100% right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19 Shoal Ln

Montevallo, AL 35115

**Shelby Co. PARCEL #: 27 5 22 0 001 001.060**

Lot#:19 Book:21 Pg:53 Sub:SHOAL CREEK HIGHLANDS SECOND  
SECTOR A RESURVEY OF LOTS 8 THROUGH 20 OF THE AMENDED MAP

Shelby County, AL 03/31/2016  
State of Alabama  
Deed Tax: \$10.00

TO HAVE AND TO HOLD to the said GRANTEES forever

Given under Randall F. Boswell's hand and seal, this 31 day of March, 2016.

Randall Boswell, Jr.  
Signature / Date

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall Boswell Jr whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 31 day of March, 2016



S. Paige Elward  
Notary Public  
My Comm. Exp. Aug. 18, 2019  
State of Alabama at Large

S. Paige Elward  
Notary Public  
My Commission Expires: 8/18/2019

# Real Estate Sales Validation Form

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

Grantor's Name Randall F Boswell  
Mailing Address P.O. Box 562  
Montevallo AL  
35115

Grantee's Name Randall Boswell III  
Mailing Address 109 Shoal Ln  
Montevallo, AL  
35115


Property Address 275 220 001 001 060  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 10,000.

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 Tax Office

  
20160331000104520 2/2 \$27.00  
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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 3/31/16

☒ Unattested

  
(verified by)

Print Randall Boswell III  
Sign Randall Boswell III  
(Grantor/Grantee/Owner/Agent) circle one