


This instrument was prepared by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
James Michael Arnold
145 Southern Hills Dr
Madisonville, TN 37354

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

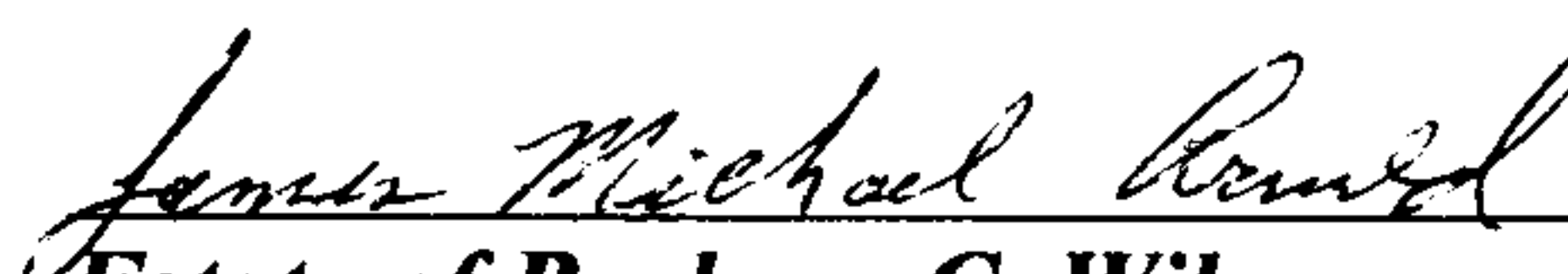

20160722000256750 1/2 \$23.00
Shelby Cnty Judge of Probate: AL
07/22/2016 08:38:38 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND Dollars and 00/100 (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, *Estate of Barbara C. Wilson, Probate Case #PR-2016-000143*, hereby remises, releases, quit claims, grants, sells, and conveys to *James Michael Arnold* (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

*Lot 13, according to the Survey of Monte Verde, as recorded in Map Book 6, Page 66, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.*

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 10th day of June, 2016.

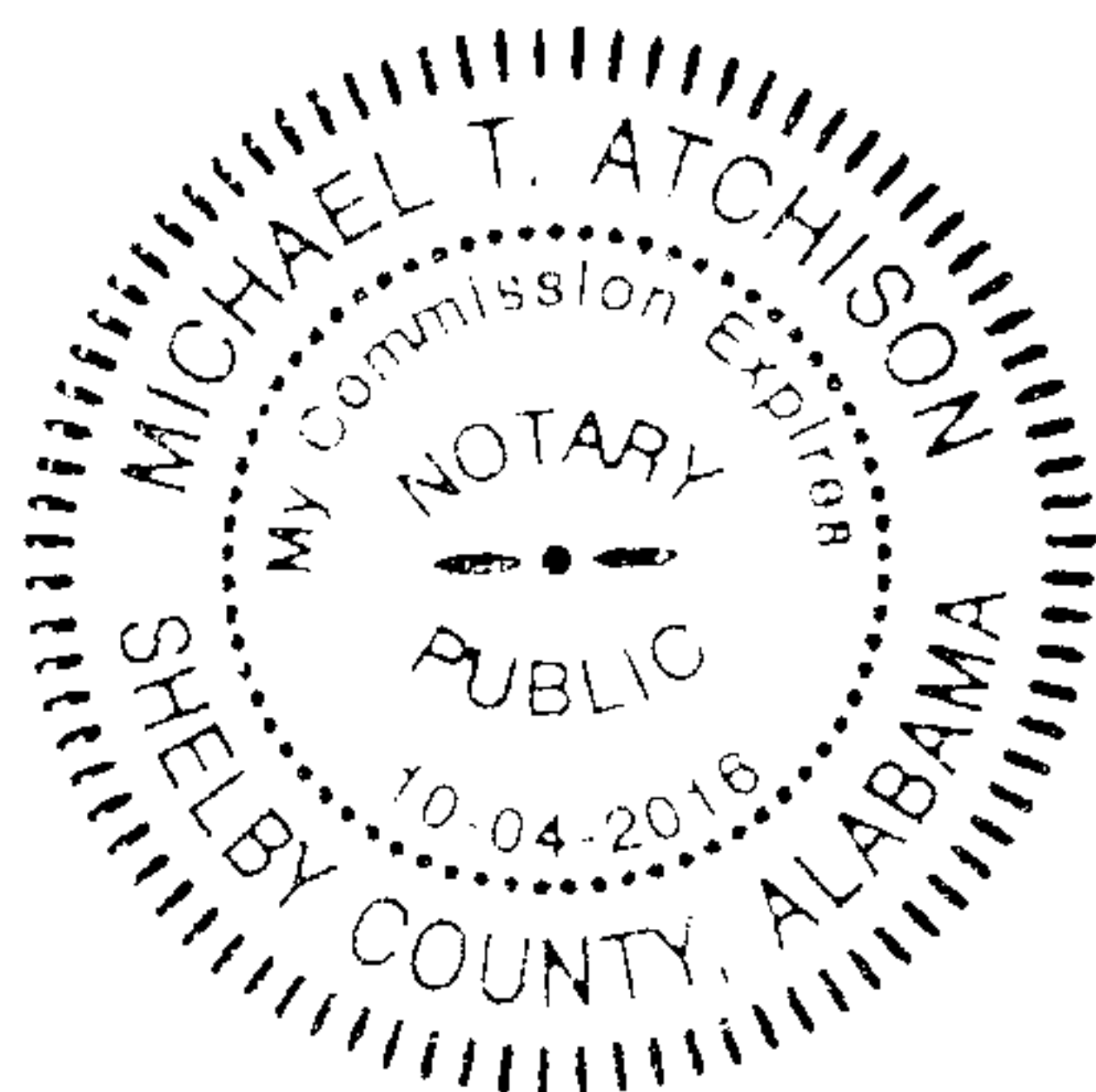


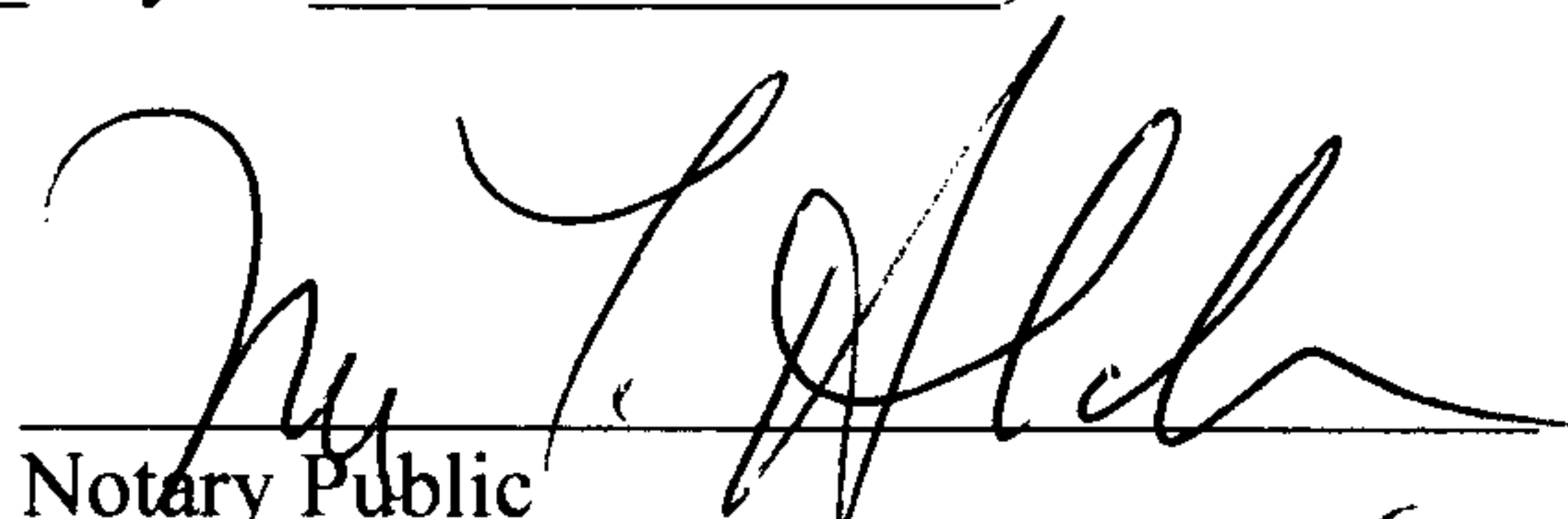
Estate of Barbara C. Wilson
Probate Case #PR2016-000143
By: James Michael Arnold, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *James Michael Arnold, as Personal Representative of the Estate of Barbara C. Wilson, Probate Case # PR-2016-000143*, 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 10th day of June, 2016.





Notary Public
My Commission Expires: 10-4-16

Shelby County, AL 07/22/2016
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form

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

Grantor's Name Estate of Barbara
Mailing Address C. Wilson
13 Monte Verde Ln
Montevallo, AL 35115

Grantee's Name James Michael Arnold
Mailing Address 145 Southern Hills Drive
Madisonville, TN 37354

Property Address 13 Monte Verde Ln
Montevallo, AL 35115

Date of Sale 6-10-16
Total Purchase Price \$
Or
Actual Value \$
Or
Assessors Market Value \$ 5,000.00



20160722000256750 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
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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
Quitclaim Deed

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 6-10-16

Print Mike T. Atchison

Unattested (verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one