

This instrument prepared by:)
)
Steven M. Brom)
Bachus, Brom & Taylor, LLC)
4908 Cahaba River Road)
Suite 204)
Birmingham, AL 35243)
(205) 970-6747) ----- Above This Line Reserved For Official Use Only-----

QUITCLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, DACIL L. BOWERS and MAMIE R. BOWERS, a married couple, (hereinafter referred to as GRANTORS) do hereby remise, release, quitclaim, grant and convey unto THOMAS A. BOWERS (hereinafter called GRANTEE) all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Southern Hills, Sector 6, Phase 2, as recorded in Map Book 18, Page 79, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE forever, with all appurtenances thereunto belonging.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

The property herein conveyed is part of the homestead of Grantors and the conveyance is joined by both Husband and Wife.

WITNESS my hand as Grantor this the 18 day of Sept., 2015.

Dacil L. Bowers
Grantor

Mamie Bowers
Grantor

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dacil L. Bowers and Mamie R. Bowers, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18 day of Sept., 2015.

Mamie Dawn Moore
Notary Public

My Commission expires: _____
MY COMMISSION EXPIRES MAY 15, 2017

Grantors' Name, Address, Phone:

Dacil L. & Mamie Bowers
325 West Milgray
Calera, AL 35040
(205) 668-2573

Grantee's Name, Address, Phone:

Thomas A. Bowers
1893 Camp Wahsega Road
Dahlonega, GA 30533
(706) 867-4819

SEND TAX STATEMENTS TO GRANTEE

20160901000318360 09/01/2016 02:23:14 PM DEEDS 3/3

Grantor's Name Mamie R. Bowers and Dacil L. Bowers Grantee's Name Thomas A. Bowers

Mailing Address 325 West Milgray Calera, AL 35040 Mailing Address 325 West Milgray Calera, AL 35040

Property Address 325 West Milgray Calera, AL 35040

Date of Sale 9/10/15
Total Purchase Price \$212,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$227,000.00

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 Appraisal
 Sales Contract Other: Tax Assessed Value
 Closing Statement

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 - Mamie R. Bowers and Dacil L. Bowers, Deceased, 325 West Milgray, Calera, AL 35040.

Grantee's name and mailing address - Thomas A. Bowers, 325 West Milgray, Calera, AL 35040

Property address - 325 West Milgray, Calera, AL 35040

Date of Sale - 9/10/15


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.

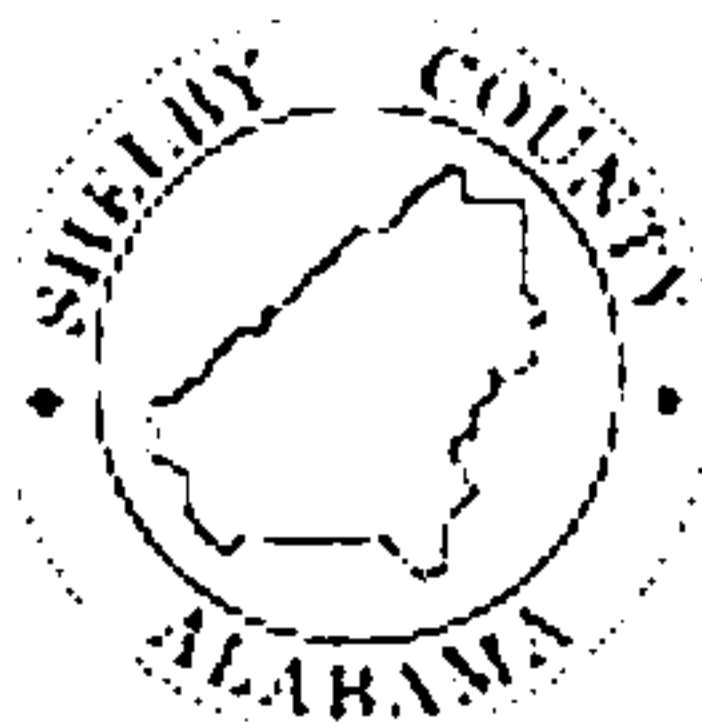
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: September 1, 2016

Haley Taylor
Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2016 02:23:14 PM
\$248.00 CHERRY
20160901000318360

