

QUIT CLAIM DEED

20161104000408930  
11/04/2016 03:00:26 PM  
QCDEED 1/2

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY


Know All Men by These Presents: That for and in consideration of the sum of **Ten and no/100 Dollars (\$10.00)**, in hand paid to the undersigned, the receipt whereof is acknowledged, the undersigned, **BILL McDANIEL and PEGGY McDANIEL, husband and wife** hereby remises, releases, quit claims, grants, sells and conveys unto **DONOVAN BUILDERS, LLC** (herein referred to as Grantee), all right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 228, according to the Final Plat of Willow Oaks, as recorded in Map Book 38, Pages 137-A and 137-B, in the Office of the Judge of Probate of Shelby County, Alabama.**

This deed is being recorded to perfect title. A deed from Donovan Builders, LLC to Bill McDaniel and Peggy McDaniel has been lost or destroyed and the original was never recorded.

To Have and to Hold to the said Grantee forever.

Given under my hand and seals this 27<sup>th</sup> day of October, 2016.

  
BILL McDANIEL

  
PEGGY McDANIEL

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BILL McDANIEL and PEGGY McDANIEL**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of October, 2016.

JERRICA PIKE FLETCHER  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
May 01, 2017

  
Notary Public  
My Commission Expires: 5-1-17

Real Estate Sales Validation Form

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

Grantor's Name	Bill McDaniel	Grantee's Name	Donovan Builders, LLC
Mailing Address	Peggy McDaniel	Mailing Address	161 Lakeland Ridge Chelsea, AL 35043
Property Address	131 Willow View Ln Wilsonville, AL 35186	Date of Sale	10/27/2016
		Total Purchase Price \$	0.00
		Or	
		Actual Value \$	0.00
		Or	
		Assessor's Market Value \$	0.00

20161104000408930 11/04/2016 03:00:26 PM QCDEED 2/2

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Deed to Perfect Title</u>
<input type="checkbox"/> 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 - 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.

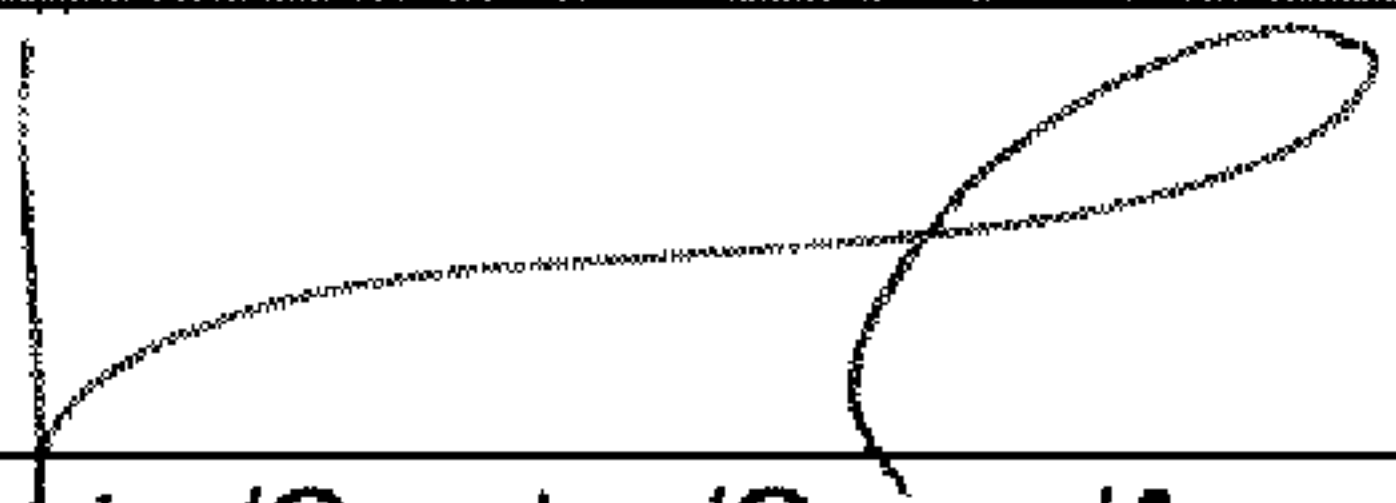
Date of Sale - the date on which interest to the property was conveyed.

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.

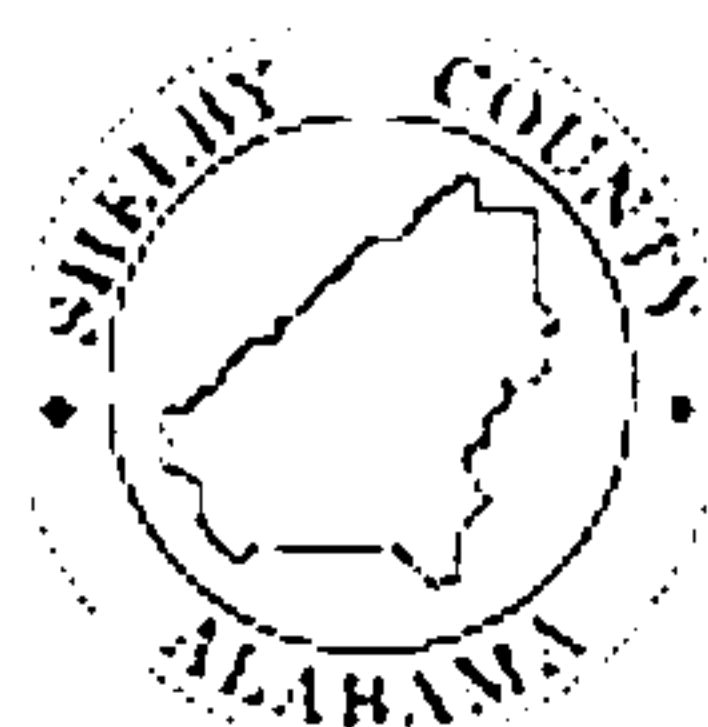
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 _____	Print <u>B. CHRISTOPHER BATTLES</u>
<input type="checkbox"/> Unattested _____	Sign 
(verified by)	(Grantor/Grantee/Owner/ <u>Agent</u> ) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/04/2016 03:00:26 PM  
\$19.00 CHERRY  
20161104000408930

