

This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

NEITHER TITLE NOR SURVEY EXAMINED BY PREPARER

THE STATE OF ALABAMA
SHELBY COUNTY


QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration love and affection, the undersigned, Peggy E. Wert, unmarried (the Grantor) with an address of 2624 Valleydale Road, Birmingham, Alabama 35244, hereby releases, quitclaims, grants, sells, and conveys to James Peter Wolnski, a.k.a. J. Peter Wolnski and Amy R. Wolnski (herein called Grantees) with an address of 297 Lake Providence Lane, Leeds, Alabama 35094 for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama with a value according to Shelby County, Alabama tax assessor of \$477,340 and with an address of 297 Lake Providence Lane, Leeds, Alabama 35094, to-wit:

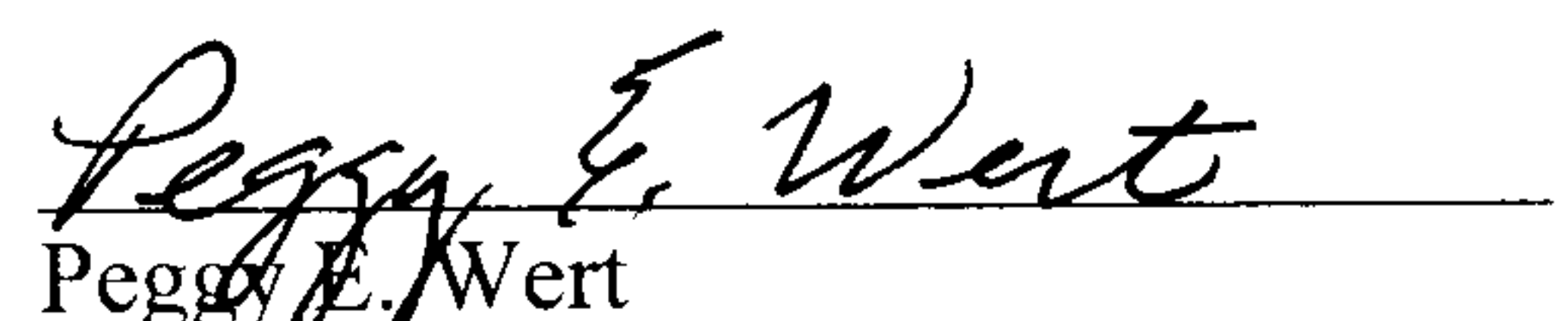
Lot A2BB-B Wolnski Family Subdivision, in the resurvey recorded in Map Book 46, Page 36, in the Probate Office of Shelby County, Alabama, being a resurvey of Lots A2AA and A2BB as recorded in Map Book 40, Page 50 in said Probate Office; TOGETHER WITH: A twenty (20) foot easement for ingress, egress and utilities, to provide access to and from the property herein described, said easement being shown and designated as "20' Drive-Way Easement" on the record map of Wolnski Family Subdivision, as recorded in Map Book 27, Page 83, in the Office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Peggy E. Wert who is authorized to execute this conveyance, has hereunto set her hand and seal this the 15th day of November, 2016.


20161117000422440 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
11/17/2016 08:37:33 AM FILED/CERT

GRANTOR:


Peggy E. Wert

Shelby County, AL 11/17/2016
State of Alabama
Deed Tax: \$15.00

STATE OF ALABAMA


COUNTY OF Chilton

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Peggy E. Wert, whose name is 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 foregoing instrument he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of November, 2016.

Elin Leigh Nemec
Notary Public

My Commission Expires: 2-15-2017


20161117000422440 2/3 \$37.00
Shelby Cnty Judge of Probate, AL
11/17/2016 08:37:33 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name PEGGY E. WERT
Mailing Address 2624 VALLEYDALE RD.
BIRMINGHAM AL 35244

Grantee's Name J. PETER and AMY R. WOLNSKI
Mailing Address 297 LAKE PROVIDENCE LN
LEEDS, AL 35094

Property Address 297 LAKE PROVIDENCE LN
LEEDS, AL 35094

Date of Sale 11.15.16

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$15000 (1.5 ACRES OF
ASSESSORS 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
☐ Closing Statement

☐ Appraisal
☐ Other

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 11.17.16

Print J. PETER WOLNSKI

Unattested

Sign

J. Peter Wolnski

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1