

**Return To After Recording:**

Arthur G. Temple and Bonnie D. Temple  
318 Windstone Lane  
Chelsea, AL 35043  
Reference Number: AL363887

**Mail Tax Statements To:**

Arthur G. Temple and Bonnie D. Temple  
318 Windstone Lane  
Chelsea, AL 35043

20170217000057450  
02/17/2017 10:13:13 AM  
QCDEED 1/4

**Prepared By:**

Certified Document Solutions  
c/o Attorney Bruce Clark  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

**Tax ID No.:**

15-3-05-0-000-016.013

**QUIT CLAIM DEED**

This indenture Made this 4<sup>th</sup> day of JANUARY, 2017, by and between **ARTHUR G. TEMPLE AND BONNIE D. TEMPLE, BOTH UNMARRIED, FORMERLY HUSBAND AND WIFE**, whose post office address is 318 Windstone Lane, Chelsea, AL 35043, as Grantor(s), and **ARTHUR G. TEMPLE A UNMARRIED MAN, AND BONNIE D. TEMPLE A UNMARRIED WOMAN**, whose post office address is 318 Windstone Lane, Chelsea, AL 35043, as Grantee(s).

Witnesseth, that said Grantor(s), for in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

**PROPERTY ADDRESS: 318 Windstone Lane, Chelsea, AL 35043**

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded August 9, 1999 among the Official Property Records of Shelby County, Alabama as Instrument 1999-33256.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor(s), either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 4<sup>th</sup> day of JANUARY, 2017.

Arthur G. Temple  
Arthur G. Temple

Bonnie D. Temple  
Bonnie D. Temple

STATE OF ALABAMA  
COUNTY OF SHELBY

I, JAMES GARY, a Notary Public in and for said County in said State, hereby certify that Arthur G. Temple and Bonnie D. Temple whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of JANUARY, 2017.

NOTARY PUBLIC

Printed Name: JAMES GARY

My Commission Expires: JULY 22, 2019

JAMES L. GARY JR.  
Notary Public  
Alabama State at Large

Total Purchase Price or Fair 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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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**EXHIBIT "A"**

**LOT 13, ACCORDING TO THE SURVEY OF WINDSTONE, AS RECORDED  
IN MAP BOOK 25, PAGE 2, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.**



## Real Estate Sales Validation Form

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

Grantor's Name ARTHUR G. TEMPLE AND BONNIE D. TEMPLE  
 Mailing Address 318 Windstone Lane  
Chelsea, AL 35043

Grantee's Name ARTHUR G. TEMPLE AND BONNIE D. TEMPLE  
 Mailing Address 318 Windstone Lane  
Chelsea, AL 35043

Property Address 318 Windstone Lane  
Chelsea, AL 35043

Date of Sale 1-4-17

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 208,200

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 Shelby County Tax Assessor

☐ 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 1/4/17

Print ARTHUR G. TEMPLE

Sign

Arthur G. Temple

(Grantor/Grantee/Owner/Agent) circle one

Tested

and Recorded

Official Public Records

Judge James W. Fuhrmeister, Probate Judge

County Clerk

Shelby County, AL

02/17/2017 10:13:13 AM

\$25.00 DEBBIE

20170217000057450

Print Form

Form RT-1

