(Description supplied by Grantee. No verification of title or compliance with governmental requirements has been made by preparer of deed)

This Instrument was prepared by: Send Tax Notice to: Harwell Law Firm LLC Sharon Wilbanks 201 Forrest Parks Road 275 Sunnydale Lane Sterrett, AL 35147 Harpersville, AL 35078 STATE OF ALABAMA QUITCLAIM DEED SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration pursuant to a divorce agreement entered in to between the Grantor and the Grantee and other good and valuable consideration, JAMES S. WILBANKS, a single man, (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to SHARON CARDEN WILBANKS, a single woman, (hereinafter called Grantee, all of the Grantor=s right, title, and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

For a Point of Beginning, commence at the Northwest corner of NE ¼ - NW ¼ of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and proceed North 89 degrees 22 minutes 06 seconds East along the North boundary of said NE ¼ - NW ¼ for a distance of 108.48 feet; thence proceed South 0 degrees 30 minutes 51 seconds East 208.21 feet; thence proceed South 89 degrees 46 minutes 29 seconds West 110.34 feet to a point on the West boundary of the aforementioned NE 1/4 - NW 1/4; thence proceed North along the West boundary of said NE ¼ - NW ¼ for a distance of 207.44 feet, back to the Point of Beginning.

The above described parcel of land is located in the NE ¼ - NW ¼ of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and contains 0.52 acres.

TO HAVE AND TO HOLD to said GRANTEE, his, her or their heirs and assigns forever.

Given under my hand and seal this the day of Cobe-

STATE OF ALABAMA <u>ACKNOWLEDGMENT</u> SHELBY COUNTY

, a Notary Public in and for said County, in said State, do hereby certify that James S. Wilbanks, 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 this $\frac{26}{6}$ day of $\frac{26}{6}$, $\frac{202}{7}$.

Notary Public

My Commission expires: My Commission Expires 5/27/20

Shelby Cnty Judge of Probate, AL 12/01/2017 12:21:47 PM FILED/CERT

> Shelby County: AL 12/01/2017 State of Alabama Deed Tax:\$7.50

Real Estate Sales Validation Form

This	Document must be filed in accord	fance with Code of Alabama 1975, Section 40-22-1
Grantor's Name	James Wilbank	Grantee's Name Sharon Wilbanks
Mailing Address	174 Hebb Road	Malling Address 25 sunnydale Lane
•	Wilson ville Al	Harpersville Al
		10/01/17
Property Address	17-2-03-0-0120-1207-6	
	313 Sunnudale	Total Purchase Price \$
	36018	Actual Value \$
		or Assessor's Market Value \$ 14,350 12 7115.
	ne) (Recordation of documer 	is form can be verified in the following documentary ntary evidence is not required) Appraisal Other
-	locument presented for record this form is not required.	lation contains all of the required information referenced
	. In	structions
Grantor's name and o property and thei	d mailing address - provide the ir current mailing address.	name of the person or persons conveying interest .
Grantee's name and o property is being		e name of the person or persons to whom interest
Property address - t	the physical address of the pro	perty being conveyed, if available.
Date of Sale - the d	ate on which interest to the pr	operty was conveyed.
otal purchase price - the total amount paid for the purchase of the property, both real and personal, eing conveyed by the instrument offered for record.		
onveyed by the ins	property is not being sold, the trument offered for record. The the assessor's current mark	true value of the property, both real and personal, being is may be evidenced by an appraisal conducted by a et value.
no proof is provided and the value must be determined, the current estimate of fair market value, xeluding current use valuation, of the property as determined by the local official charged with the esponsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized ursuant to Code of Alabama 1975 § 40-22-1 (h).		
ccurate. I further ur		at the information contained in this document is true and ments claimed on this form may result in the imposition § 40-22-1 (h).
ate !2-1-2017	7	int Sharon wilbanks
(Unattested (men Molsen. 51 (verified by)	gn Shoron (Willonk)
•	(Verified by)	(Grantor/Grantee/Owner/Agent) circle one

20171201000430910 2/2 \$25.50 Shelby Cnty Judge of Probate, AL 12/01/2017 12:21:47 PM FILED/CERT