

THIS INSTRUMENT WAS PREPARED BY:
VANESSA P GARRETT
258 GARRETT LANE
ALPINE, AL 35014

SEND TAX NOTICE TO:
TONICA HAMILTON
88 FLEMING RD
VINCENT, AL 35178

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF TALLADEGA
DATE: MAY 21, 2018

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION OF THE \$0.00 THE RECEIPT OF WHICH IS HERBY
ACKNOWLEDGED, THE UNDERSIGNED RUBY G HAMILTON, NOT MARRIED, OF 88
FLEMING ROAD, VINCENT, AL 35178 ("THE GRANTOR"), HEREBY REMISES,
RELEASES, GRANTS, SELLS AND CONVEYS, AS WELL AS QUITCLAIM, UNTO TONICA
HAMILTON, NOT MARRIED, OF 88 FLEMING ROAD, VINCENT, AL 35178, (THE "GRANTEE"),
ALL OF THE GRANTOR'S RIGHT, TITLE, INTEREST AND CLAIM IN OR TO THE FOLLOWING
DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA:

A PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 2 EAST,
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE
NORTHEAST CORNER OF THE SAID N.E. 1/4 OF THE N.W. 1/4 OF SECTION 1, THENCE FROM THE
NORTH LINE TURN 36° 43' 42" TO THE LEFT AND RUN SOUTHWESTERLY FOR 208.29 FEET
TO A POINT IN THE CENTERLINE OF PLANTATION PIPE LINE RIGHT OF WAY, SAID POINT
BEING ON THE EASTERLY RIGHT OF WAY OF A COUNTY PAVED ROAD. THENCE TURN 145
53' 01" TO THE RIGHT AND RUN SOUTHWESTERLY FOR 261.0 FEET; THENCE TURN 01 35'
00" TO THE LEFT AND CONTINUE SOUTHWESTERLY FOR 413.93 FEET TO A POINT; THENCE
TURN 63 42' 00" TO THE RIGHT AND RUN WESTERLY FOR 135.0 FEET TO POINT OF
BEGINNING; THENCE CONTINUE ALONG SAME COURSE FOR A DISTANCE OF 75.0 FEET TO
A POINT; THENCE TURN 94 47' 00" TO THE LEFT AND PROCEED SOUTHWESTERLY FOR A
DISTANCE OF 210.0 FEET; THENCE TURN 85 13' 00" TO THE LEFT AND RUN EASTERLY
ALONG THE NORTH BOUNDARY OF ALABAMA POWER COMPANY'S TRANSMISSION LINE
EASEMENT FOR A DISTANCE OF 75.0 FEET TO A POINT; THENCE TURN 94 47' 00" TO THE
LEFT AND PROCEED NORTHEASTERLY A DISTANCE OF 210.0 FEET TO THE POINT OF
BEGINNING OF PROPERTY HEREIN DESCRIBED.

TO HAVE AND TO HOLD TO THE SAID GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS
FOREVER.


IN WITNESS WHEREOF THE GRANTOR HAS SIGNED AND SEALED THIS QUITCLAIM DEED
THE DAY AND YEAR ABOVE WRITTEN.

SIGNED IN THE PRESENCE OF:


SIGNATURE: RUBY G HAMILTON

GRATOR ACKNOWLEDGEMENT

Shelby County, AL 05/21/2018
State of Alabama
Deed Tax: \$72.00


20180521000175130 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
05/21/2018 02:25:47 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF TALLADEGA

I Vanessa P. Garrett, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
HEREBY CERTIFY THAT **RUBY G HAMILTON**, HAVING SIGN THIS QUITCLAIM DEED, AND
BEING KNOWN TO ME (OR WHOSE IDENTITY HAS BEEN PROVEN ON THE BASIC OF
SATISFACTORY EVIDENCE), ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING
INFORMED OF THE CONTENTS OF CONVEYANCE, THE GRANTOR HAS EXECUTED

GIVEN UNDER MY HAND THIS 21 DAY OF May 2018

Vanessa P. Garrett
NOTARY PUBLIC FOR STATE OF ALABAMA

My Commission Expires
February 2, 2021

MY COMMISSION EXPIRES:



20180521000175130 2/3 \$93.00
Shelby Cnty Judge of Probate, AL
05/21/2018 02:25:47 PM 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 Ruby Hamilton
Mailing Address P.O. Box 325
Vincent, AL 35178

Grantee's Name Topica W. Hamilton
Mailing Address P.O. Box 356
Vincent, AL 35178

Property Address 88 Fleming Rd
Vincent, AL 35178

Date of Sale 5/21/18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 71,800

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 5/21/18
Unattested

Print Ruby G Hamilton
Sign Ruby G Hamilton
Grantor/Grantee/Owner/Agent, circle one

(verified by)