

20180716000251950
07/16/2018 01:04:03 PM
QCDEED 1/3

Send tax notice to:
Richard C. Abel
158 Revolutionary Way
Montevallo, AL 35115
PEL1800393

This instrument prepared by:
Stewart & Associates, P.C./ S. Kent Stewart
3595 Grandview Pkwy # 280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

TITLE NOT EXAMINED

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned **Leigh A. Abel nka Leigh A. Wilson, a married woman** (hereinafter referred to as the "Grantor") by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto **Richard C. Abel** (hereinafter referred to as the "Grantee"), all her right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26 according to the Survey of Colonial Oaks Phase 1, as recorded in Map Book 39, Page 45, and re-recorded in Map Book 39, Page 115, in the Probate Office of Shelby County, Alabama.


Leigh A. Wilson is one and the same person as Leigh A. Abel, grantee in that certain deed recorded in Instrument No. 20080518000249130, in the Probate Office of Shelby County, Alabama.

This conveyance is pursuant to that certain final judgment of divorce, Case No. DR-2009-900503.00, in the Circuit Court of Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor nor the Grantor's spouse.

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor, Leigh A. Abel, has hereunto set her signature and seal on this the 30 day of June, 2018.


Leigh A. Abel nka Leigh A. Wilson

STATE OF Georgia

COUNTY OF Cobb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leigh A. Abel, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of June 2018.



TONYA SULLIVAN
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Apr. 27, 2022

Notary Public
Print Name: Tonya Sullivan
Commission Expires: 4-27-2022



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/16/2018 01:04:03 PM
 \$218.00 JESSICA
 20180716000251950

James W. Fuhrmeister

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Real Estate Sales Validation Form

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

Grantor's Name Leigh A. Abel
 Mailing Address 58 Federal Park Court
Dallas, GA 30132

Grantee's Name Richard C. Abel
 Mailing Address 206 Allegheny Dr
Rainbow City, AL 35906

Property Address 158 Revolutionary Way
Montevallo AL 35115

Date of Sale 7-9-18
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 197,000⁰⁰

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 7-9-18

Print Catherine H. Scott
 Sign Catherine H. Scott
 (Grantor/Grantee/Owner/Agent) circle one

Unattested _____
 (verified by)