3 @ 22.00 Tax 0 44.50

> This Instrument Prepared By: Rodney L. Ward Attorney at Law 827 Chestnut Street Gadsden, Alabama 35901

STATE OF ALABAMA COUNTY OF SHELBY

QUIT CLAIM DEED

THIS INDENTURE made this day of July, 2019, by and between NATALIE ABBOTT, a married woman, hereinafter referred to as Grantor, and DANIEL ABBOTT, a married man, hereinafter Grantee.

WITNESSETH:

That the said Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by the Grantee to satisfy those requirements in the Divorce Decree in Shelby County Case No. <u>DR-19-84</u>, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby release, remise, quitclaim, and convey unto the said Grantee all her right, title, interest, and claim in and to the following described real estate, to-wit:

Commence at the SW corner of the SW ¼ of Section 12, Township 21 South, Range 1 East; thence run East along the South line of said ¼ Section for 1108.23 feet to the Northeasterly right of way of Old Lokey Ferry Road; thence 129 degrees 08 minutes 24 seconds left run Northwesterly along said right of way for 252.70 feet to the point of beginning; thence continue last described course for 133.33 feet to a point; thence 68 degrees 52 minutes 28 seconds right and run 181.57 feet to a point; thence 106 degrees 37 minutes 30 seconds right and run 193.08 feet to the point of beginning. Situated in Shelby County, Alabama.

The Grantor is the spouse of the Grantee, until such time as the Divorce Action is finalized in Shelby County Case No. <u>DR-19-84</u>.

NOTE: ATTORNEY PREPARING DEED ONLY. NO OPINION AS TO TITLE RENDERED AND NONE WAS REQUESTED. DRAFTSMAN MAKES NO WARRANTY AS TO CORRECTNESS OF DESCRIPTION OR OWNERSHIP OF THE PREMISES. NO TITLE EXAMINATION HAS BEEN PERFORMED AND THERE ARE NO REPRESENTATIONS MADE AS TO THE MERCHANTABILITY OF THE TITLE, OWNERSHIP OF MINERAL AND MINING RIGHTS, ADVERSE POSSESSION, EASEMENTS, OR ANY OTHER MATTERS AFFECTING TITLE TO THE PREMISES.

TO HAVE AND TO HOLD unto Grantee, and unto his heirs and assigns forever. And the Grantor will, subject only to those exceptions set out above, forever warrant and defend title to the same to said Grantee, and to his heirs and assigns, from every lawful claim whatever.

IN TESTIMONY WHEREOF, Grantor signed and sealed these presents on the date above written.

20190715000250280 1/3 \$65.50 Shelby Cnty Judge of Probate, AL 07/15/2019 09:41:01 AM FILED/CERT

NATALIE ABBOTT

Shelby County, AL 07/15/2019 State of Alabama Deed Tax:\$44.50

STATE OF ALABAMA COUNTY OF Siels

I, the undersigned a Notary Public in and for said County and State, hereby certify that **NATALIE ABBOTT**, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

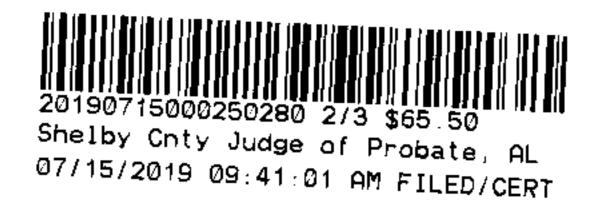
Property Address

193 Old Lokey Ferry Rd. Wilsonville, AL 35186

Grantee's Address

193 Old Lokey Ferry Rd. Wilsonville, AL 35186

Grantor's Address					



Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Natalie Abbott 193 Old Lokey Ferry Road Wilsonville, 35186 35186	_ Grantee's Name Mailing Address	Daniel Abbott 193 Old Lokey Ferry Road Wilsonville, AL 35186	
Property Address	193 Old Lokey Ferry Road Wilsonville, AL 35186	Date of Sale Total Purchase Price or Actual Value	07/02/2019	
		or Assessor's Market Value	\$44,450.00	
one) (Recordation Bill of Sale Sales Con Closing St	tract	red) Appraisal X Other Half Ass	sessed Value Divorce	
of this form is not required.				
	Ins	structions		
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 instrument offe	e - the total amount paid for the purch red for record.	ase of the property, both re	al and personal, being conveyed by	
	e property is not being sold, the true valued for record. This may be evidenced market value.	- • • -		
valuation, of the pre-	led and the value must be determined operty as determined by the local office a used and the taxpayer will be penalized.	ial charged with the respon	sibility of valuing property for property	
	of my knowledge and belief that the in that any false statements claimed on 1 1975 § 40-22-1 (h).			
Date <u>07/02/2019</u>		Print Ray Alverson		
Unattested		Sign		
	(verified by)	(Grantor/	Granter/Owner/Agent) circle one	

20190715000250280 3/3 \$65.50 Shelby Cnty Judge of Probate, AL 07/15/2019 09:41:01 AM FILED/CERT