

3 @ 22.50  
Tax @ 44.50  

---

66.50

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. DR-19-84, 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. DR-19-84.**

**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

STATE OF ALABAMA  
COUNTY OF Shelby

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.

Given under my hand and official seal this 2<sup>nd</sup> day of July, 2019.

Walter E Thomas

NOTARY PUBLIC

My Commission Expires: 05/27/2020



**Property Address**

193 Old Lokey Ferry Rd.  
Wilsonville, AL 35186

**Grantee's Address**

193 Old Lokey Ferry Rd.  
Wilsonville, AL 35186

**Grantor's Address**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



20190715000250280 2/3 \$65.50  
Shelby Cnty Judge of Probate, AL  
07/15/2019 09:41:01 AM 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 Natalie Abbott  
Mailing Address 193 Old Lokey Ferry Road  
Wilsonville, 35186 35186

Grantee's Name Daniel Abbott  
Mailing Address 193 Old Lokey Ferry Road  
Wilsonville, AL 35186

Property Address 193 Old Lokey Ferry Road  
Wilsonville, AL 35186

Date of Sale 07/02/2019  
Total Purchase Price \_\_\_\_\_  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \$44,450.00

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  
 Half Assessed Value Divorce

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 of 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 07/02/2019

Print Ray Alverson

Unattested  
\_\_\_\_\_  
(verified by)

Sign [Signature]  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



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