

20191030000400110
10/30/2019 09:52:56 AM
QCDEED 1/5

Send tax notice to:
Carol Elizabeth Cowley and Laura Susan Walker
5881 South Shades Crest Road, Bessemer, AL 35022

Prepared by:
George Vaughn, Esquire*
Bettors Law Firm PLLC
800 Town and Country Blvd, Ste 300
Houston, TX 77024
(713) 360-6290

Return to:
Attorneys Title Agency
31440 Northwestern Hwy., Suite 100
Farmington Hills, MI 48334

QUITCLAIM DEED

19066452
STATE OF ALABAMA
COUNTY OF SHELBY

Dated: 12th day of October, 2019.

THIS INDENTURE WITNESSETH, Carol Elizabeth Cowley and Laura Susan Walker, a married couple who acquired title as unmarried, as joint tenants with rights of survivorship, whose address is 5881 South Shades Crest Road, Bessemer, AL 35022 ("Grantor"), QUITCLAIMS to Carol Elizabeth Cowley and Laura Susan Walker, a married couple, as tenants by the entirety, whose address is 5881 South Shades Crest Road, Bessemer, AL 35022 ("Grantee(s)"), for Zero Dollars (\$0.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Shelby County, Alabama:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 5 WEST; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 574.54 FEET TO THE SOUTHEAST CORNER OF LOT 4, ACCORDING TO THE DECREE AND MAP IN CASE NO. 2294, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, AS RECORDED IN DEED BOOK 138, PAGES 555-556; THENCE TURN 89 DEG. 11 MIN. 23 SEC. RIGHT AND RUN NORTH ALONG THE EAST LINE OF SAID LOT 4 1178.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE 1473.80 FEET TO THE NORTHEAST CORNER THEREOF; THENCE TURN 89 DEG. 46 MIN. 07 SEC. LEFT AND RUN WEST 412.50 FEET; THENCE RUN 90 DEG. 13 MIN. 56 SEC. LEFT AND RUN SOUTH 1568.19 FEET; THENCE TURN 102 DEG. 40 MIN. 12 SEC. LEFT AND RUN NORTHEASTERLY 422.77 FEET TO THE POINT OF BEGINNING. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 2/6/2014 at Instrument No. 20140206000034440 in the records of Shelby County, Alabama.

Commonly known as 5881 South Shades Crest Road, Bessemer, AL 35022. This address is provided for informational purposes only.

JSW
LSW

Subject to all easements, rights-of-ways, covenants, restrictions and public roads of record.

[Signature Page Follows]

ATA File No. AL-19667729-NLS

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*JSW
LW*

GRANTOR(S):

Carol Elizabeth Cowley
Carol Elizabeth Cowley

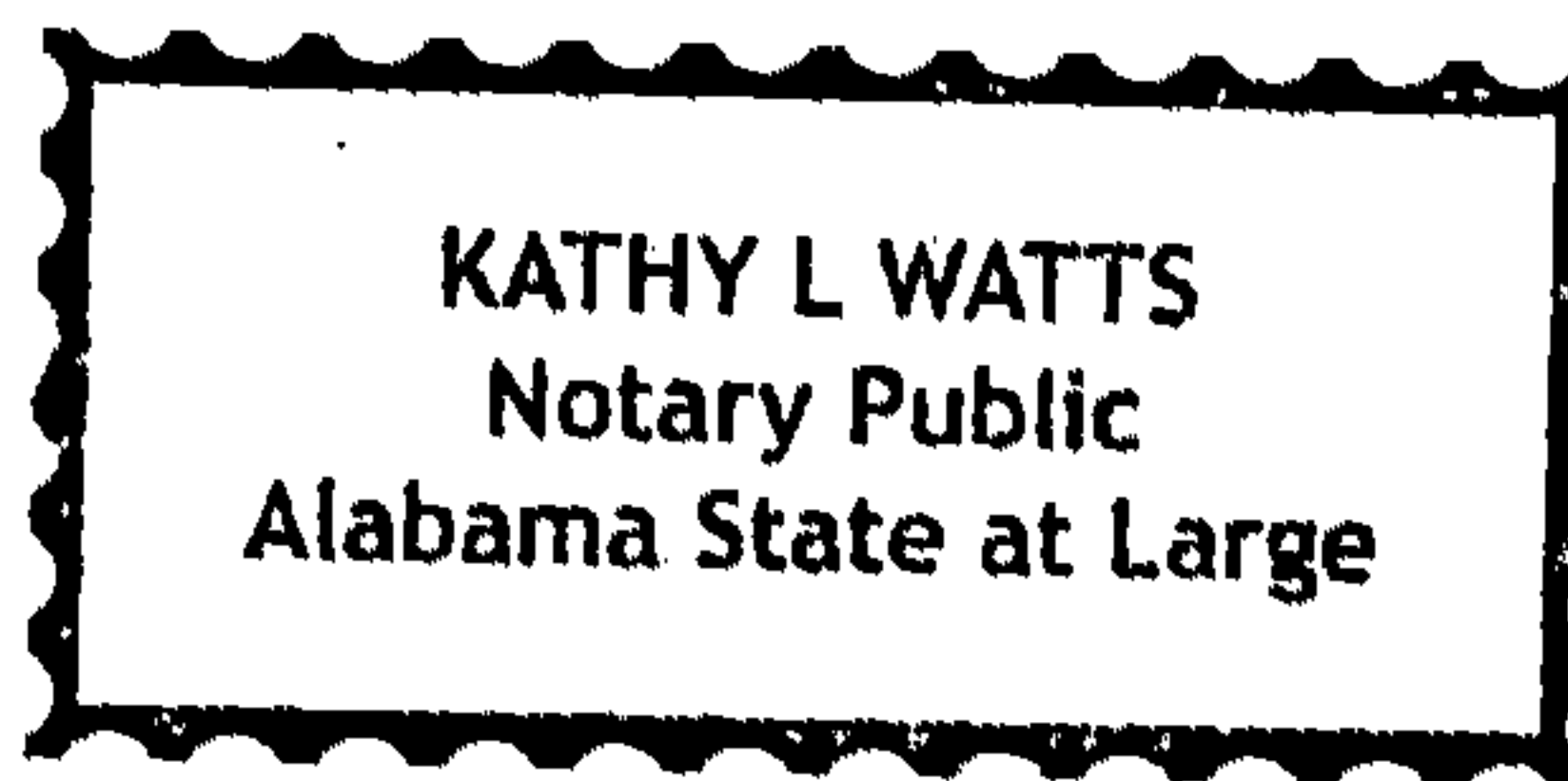
ACKNOWLEDGMENT

STATE OF Alabama)
)
COUNTY OF Jefferson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Carol Elizabeth Cowley and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 12th day of October, 2019.

Kathy L. Watts
Notary Public



My Commission Expires: 6/26/2019 ^{KLW}
2022

*The preparer has not had any contact with the Grantor(s) or Grantee(s), and did not provide legal advice to the Grantor(s) or Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/info@betterlawfirm.com/(713) 360-6290.

GRANTOR(S):

Laura Susan Walker
Laura Susan Walker

ACKNOWLEDGMENT

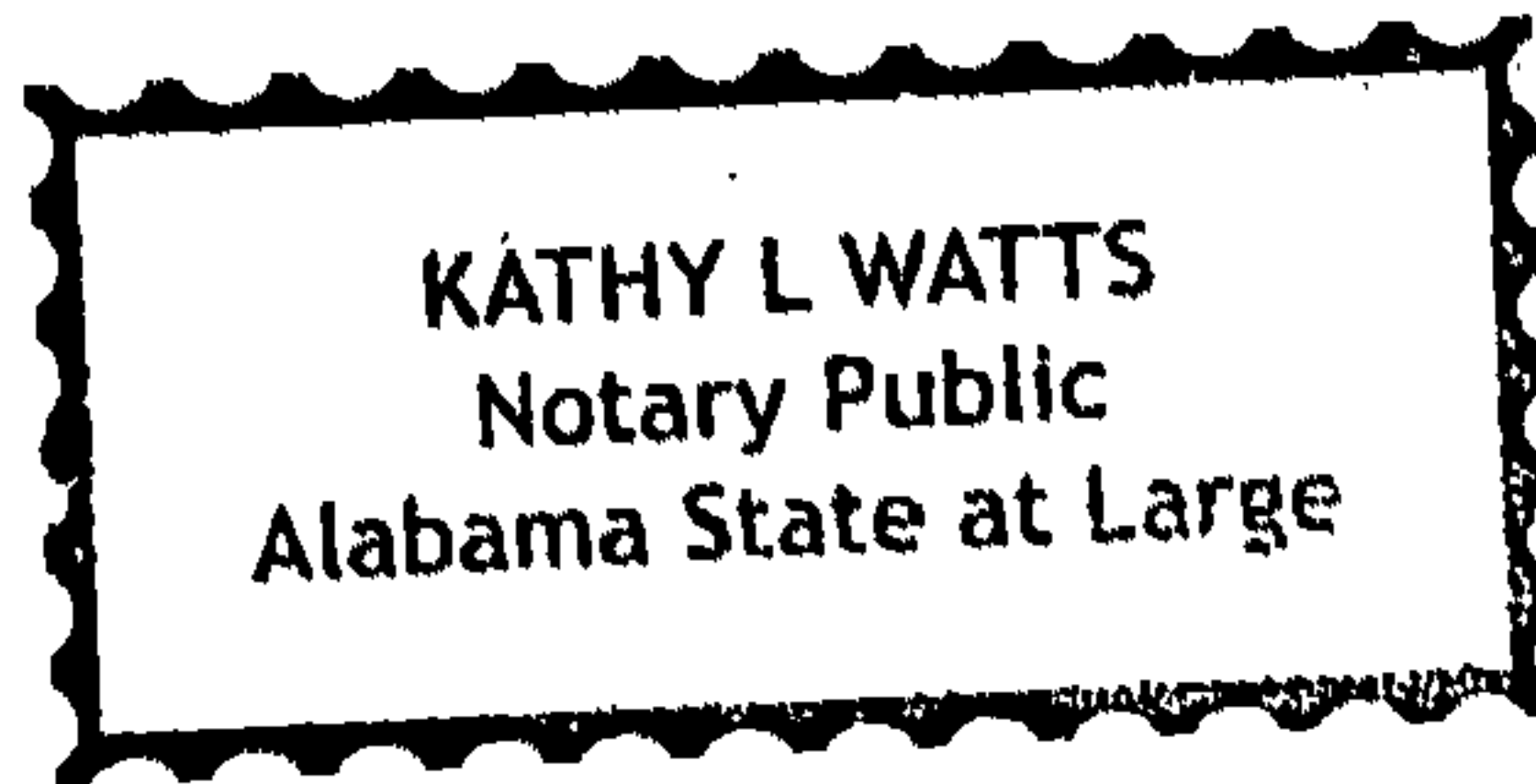
STATE OF Alabama)

COUNTY OF Jefferson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Laura Susan Walker and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 12th day of October, 2019

Kathy L. Watts
Notary Public



My Commission Expires:
6/26/2022

Real Estate Sales Validation Form

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

Grantor's Name Carol Elizabeth Cowley and Laura Susan Walker
Mailing Address 5881 S. Shades Crest Rd.
Bessemer, AL 35022

Grantee's Name Carol Elizabeth Cowley and Laura Susan Walker
Mailing Address 5881 S. Shades Crest Rd.
Bessemer, AL 35022

Property Address 5881 S. Shades Crest Rd.
Bessemer, AL 35022

Date of Sale

Total Purchase Price \$

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Actual Value \$

or

Assessor's Market Value \$ 346,490.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2019 09:52:56 AM
5380.50 CHERRY
20191030000400110

Handwritten signature/initials

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
x Other Assessor

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 10/12/19

Print Carol Elizabeth Cowley

Handwritten signature: Laura Susan Walker

Unattested Kathy J. Watts (verified by)

Sign Carol Elizabeth Cowley Laura Susan Walker (Grantor/Grantee/Owner/Agent) circle one