

Send tax notice to:

TN-2000105

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy Ste 645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF Shelby



20200623000256640 1/2 \$137.00
Shelby Cnty Judge of Probate, AL
06/23/2020 12:47:19 PM FILED/CERT

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, Jennifer B. Willis, a(n) married woman, whose address is 1408 Hillsboro Ln, Helena, AL 35080, (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 Robert Guy Bentley, whose mailing address is 1003 Windsor Pkwy, Moody, AL 35004, hereinafter referred to as the "Grantee"), all its right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 3 and 4, according to the Survey of Walden, as recorded in Map Book 8, Page 48, in the Probate Office of Shelby County, Alabama.

TITLE NOT EXAMINED BY PREPARER.
LEGAL DESCRIPTION PROVIDED BY GRANTOR

***This property does not constitute the homestead of the Grantors.**

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

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 28th day of April, 2020.

Jennifer B. Willis
Jennifer B. Willis

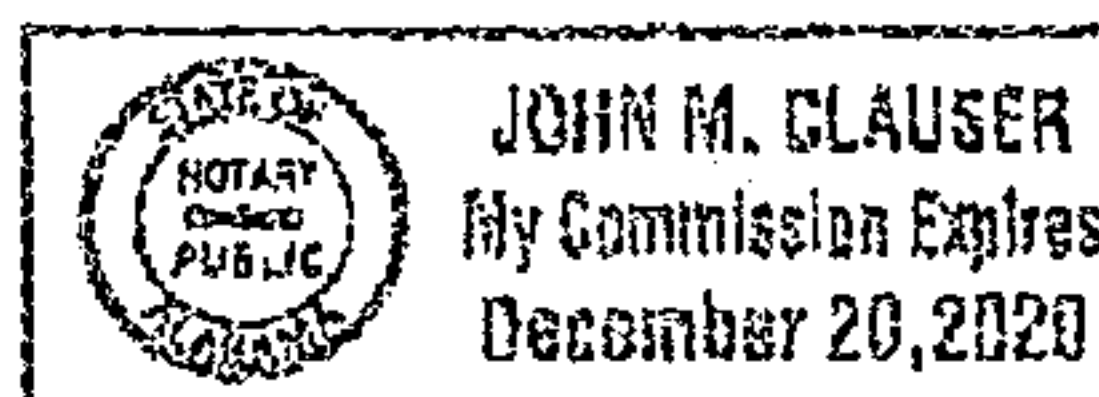
STATE OF Alabama
COUNTY OF DUFFELSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer B. Willis, 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 and with full authority on the day the same bears date.

Given under my hand and official seal this the 28th day of April.

John M. Clauser
Notary Public

Print Name: John M. Clauser
Commission Expires: December 20, 2020



Real Estate Sales Validation Form

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

Grantor's Name Jennifer B. Willis
Mailing Address 1408 Hillsboro Ln.
Helena, AL 35080

Grantee's Name Robert Guy Bentley
Mailing Address 603 Windsor Place
Moody, AL 35004

Property Address 280 Walden Ct.
Montevallo, AL 35115

Date of Sale 5/1/20
Total Purchase Price \$ 112,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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 Appraisal
 Sales Contract Other
 Closing Statement

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 4.1.20

Print Robert Guy Bentley

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
20200623000256640 2/2 \$137.00
Shelby Cnty Judge of Probate, AL
06/23/2020 12:47:19 PM FILED/CERT

, County

Allen S. Bayl