

20120814000301120 1/4 \$108.00
Shelby Cnty Judge of Probate, AL
08/14/2012 04:15:04 PM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Bette W. Nix

(Address) 690 Salem Road

Montevallo, AL 35115

Actual Value of Grantor's

Undivided one-half Interest: \$86,600.00

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR (\$1.00), and other good and valuable consideration, to **SAMUEL WARD NIX, a married man**, whose address is 690 Salem Road, Montevallo, Alabama 35115 (the "Grantor" herein, whether one or more), in hand paid by **BETTE WHITBURN NIX**, whose address is 690 Salem Road, Montevallo, Alabama 35115 (the "Grantee" herein, whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate, situated in **SHELBY** County, Alabama, which is located at 690 Salem Road, Montevallo, Alabama 35115 more particularly described as follows:

ALL OF GRANTOR'S UNDIVIDED ONE-HALF INTEREST IN AND TO THE REAL PROPERTY DESCRIBED WITHIN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

Situated in **SHELBY** County, Alabama.

BY EXECUTION OF THIS DEED, GRANTOR DOES HEREBY CONVEY AND RELINQUISH ALL OF HIS INTEREST IN AND TO SAID PROPERTY, PURSUANT TO DIVORCE AGREEMENT, IN FAVOR OF HIS WIFE, AS GRANTEE HEREIN.

TO HAVE AND TO HOLD to the said **BETTE WHITBURN NIX**, and Grantee's heirs and assigns forever.

Shelby County, AL 08/14/2012
State of Alabama
Deed Tax: \$87.00

Given under my hand and seal this 13TH day of AUGUST, 2012.

Samuel Ward Nix (Seal)
SAMUEL WARD NIX

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand, this 13TH day of August, 2012.

Michelle F. Stamps
Notary Public
My commission expires: 5/17/2015


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EXHIBIT "A"
(Legal Description)

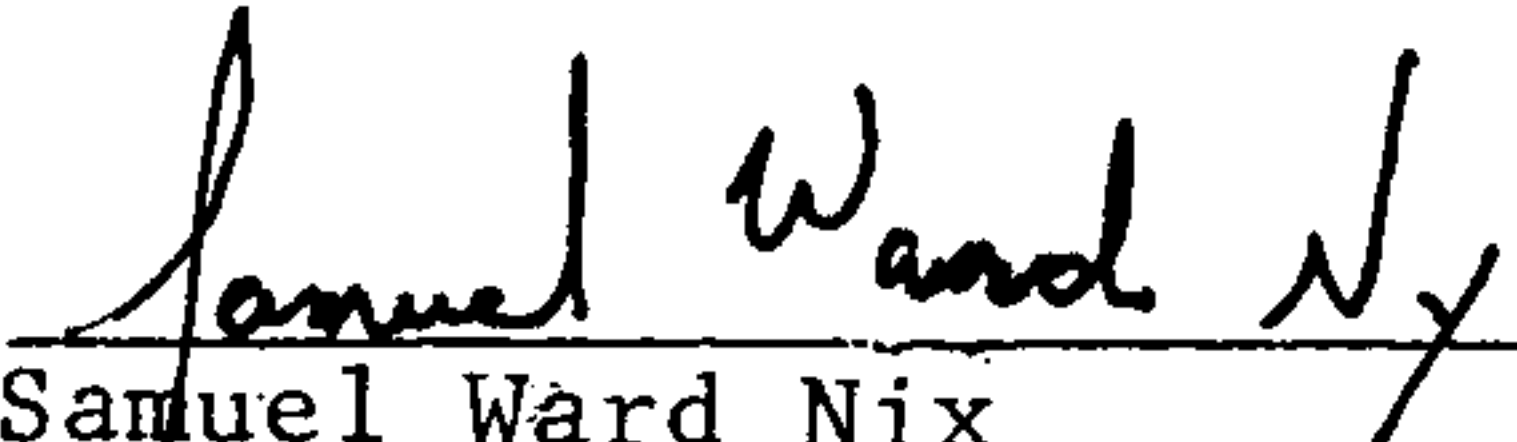
A parcel of land situated in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 16 of Township 22 South, Range 3 West in Shelby County, Alabama, located within the City of Montevallo, being more particularly described as follows:

Commence as the Northwest corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 16 of Township 22 South, Range 3 West in Shelby County, Alabama, and run North 89° 52' 39" East for a distance of 293.03 feet to an iron pin for the POINT OF BEGINNING; thence continue North 89° 52' 39" East for a distance of 235.00 feet to an iron pin; thence run South 1° 42' 18" East for a distance of 329.07 feet to an iron pin; thence run South 89° 53' 52" West for a distance of 235.00 feet to an iron pin; thence run North 1° 42' 18" West for a distance of 328.99 feet to the Point of Beginning. Said parcel contains 1.77 acres, more or less.

ALSO, a non-exclusive easement and right-of-way for ingress, egress and utilities over and across a portion of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$) and the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 16 of Township 22 South, Range 3 West in Shelby County, Alabama, more particularly described as follows:

A strip of land 40 feet in width lying immediately North of and parallel to a line described as beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 16 of Township 22 South, Range 3 West in Shelby County, Alabama, and run North 89° 52' 39" East for a distance of 1368.97 feet to the Southeast corner of said Quarter-Quarter Section; thence continue on said course for a distance of 428.03 feet to the Southeast boundary of said 40 foot wide easement.

Date: 8-13-2012


Samuel Ward Nix


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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Samuel Ward Nix
Mailing Address 690 Salem Road
Montevallo, AL 35115

Grantee's Name Bette Whitburn Nix
Mailing Address 690 Salem Road
Montevallo, AL 35115

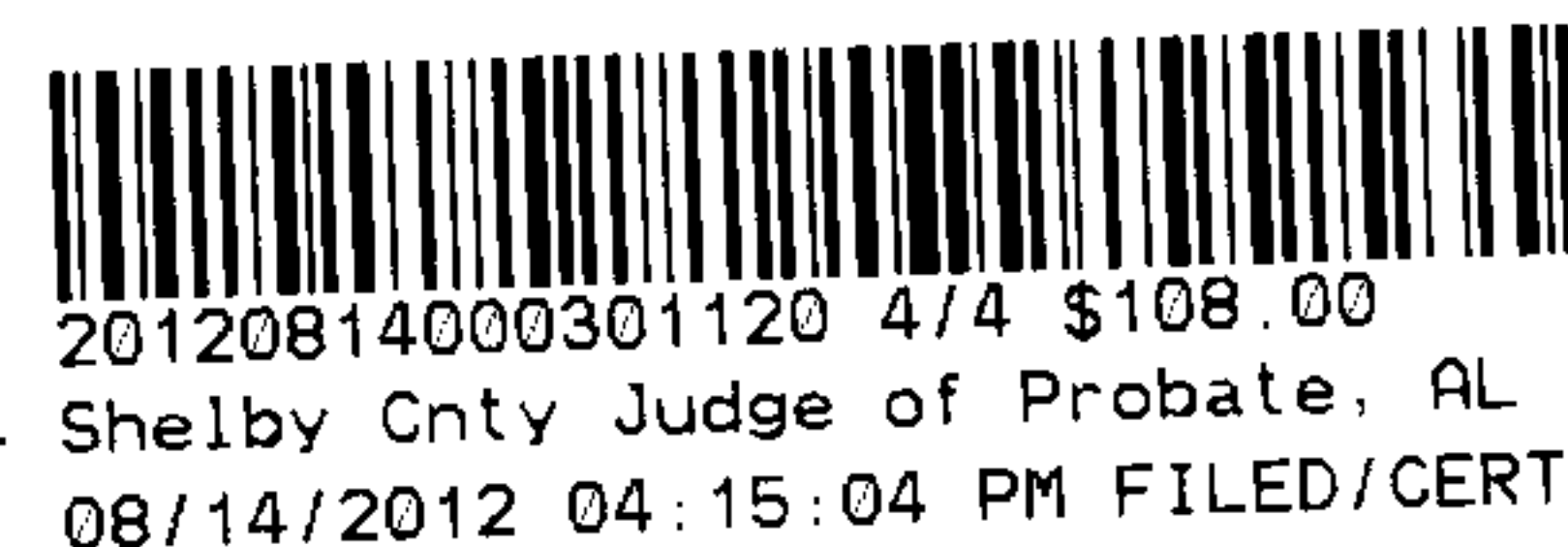
Property Address 690 Salem Road
Montevallo, AL 35115

Date of Sale August, 2012
Total Purchase Price \$
Or
Actual Value (1/2) \$86,600.00
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
 Sales Contract
 Closing Statement

 Appraisal
 X Other Tax Records



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 08/13/12

Print Samuel Ward Nix

 Unattested
(verified by)

Sign Samuel Ward Nix
(Grantor/Grantee/Owner/Agent) circle one

STATE OF Alabama)
COUNT OF Shelby)

Sworn to and subscribed before me this the 13th day of August, 2012.

L Michele K. Damp
Notary Public
My commission expires: 5/17/2015