



20121102000420910 1/6 \$32.50  
Shelby Cnty Judge of Probate, AL  
11/02/2012 08:22:06 AM FILED/CERT

**This instrument prepared by:**

Jim Pino  
Attorney at Law  
363 Canyon Park Dr.  
Pelham, AL 35124  
Telephone: 205/663-1581

**SEND TAX NOTICE TO:**

Jack L. Ward, III  
8576 Highway 22  
Montevallo, AL 35115

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THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

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STATE OF ALABAMA )  
COUNTY OF SHELBY )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **Antoinette V. Ward**, a single woman, hereby releases, quitclaims, grants, sells, and conveys to **Jack L. Ward, III**, a single man (hereinafter called GRANTEE), all her right, title, interest, and claim in or to the following described real estate situated in **Shelby County, Alabama**, to wit:

750 Morgan Street, Montevallo, Alabama 35115 more particularly described as: Part of Lot 2, according to the map of Alma H. Jeter's Addition to Montevallo, an unrecorded subdivision, (Plat being shown in Deed Book 96, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama) more particularly described as follows:

Begin at the point of intersection of the southeasterly right-of-way line of Morgan Street and the southwesterly right-of-way line of Vine Street in Montevallo, Alabama and run southwesterly along the southeasterly right-of-way line of said Morgan Street for 79.1 feet; thence southeasterly and parallel to the southwesterly right-of-way line of said Vine Street for 100 feet; thence northeasterly and parallel to said Morgan Street for  $\pm 79.1$  feet, to a point of intersection with said Vine Street; thence northwesterly along said Vine Street 100 feet to point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This deed is given pursuant to the terms of that certain Divorce Decree between the parties dated **October 19, 2012** in the Circuit Court of Shelby County, Alabama, Case Number: DR-2012-900583.

Shelby County, AL 11/02/2012  
State of Alabama  
Deed Tax: \$5.50

The property herein conveyed is not part of the homestead of Grantor or Grantee as the term "homestead" is defined and used in Alabama Code §6-10-2,-3 (1975), as amended.

**TO HAVE AND TO HOLD** to said GRANTEE forever.

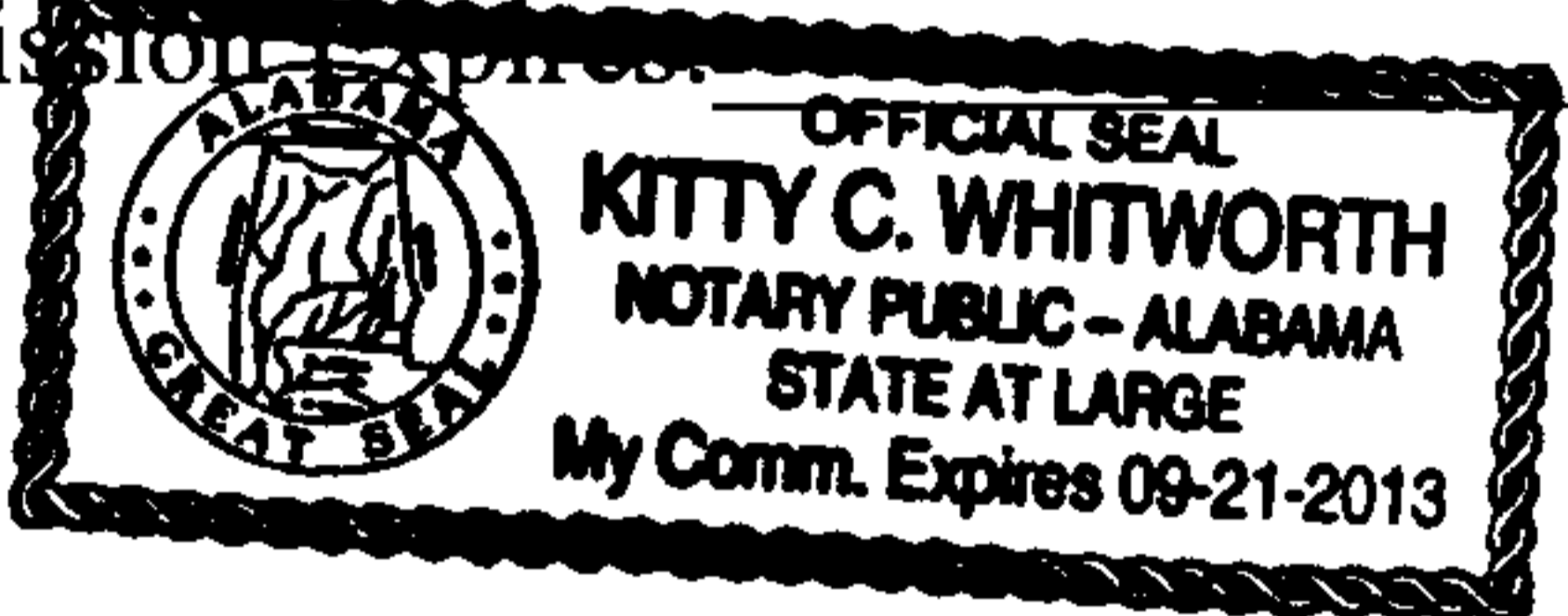
Given under my hand and seal, this 24<sup>m</sup> day of Oct., 2012.

Antoinette V. Ward (Seal)  
**ANTOINETTE V. WARD**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Antoinette V. Ward**, a single woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>m</sup> day of Oct., A.D., 2012.

Kitty C. Whitworth  
Notary Public  
Commission Expires  


Real Estate Sales Validation Form

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

Grantor's Name ANTDINETTE V. WARD
Mailing Address 8730 Hwy 22
MONTEVALLO, AL 35115

Grantee's Name JACK L. WARD, III
Mailing Address 8576 HWY. 22
MONTEVALLO, AL 35115

Property Address 750 MORGAN STREET
MONTEVALLO, AL 35115

Date of Sale 10.22.2012
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 10,860.00 / 2 = \$5430.00

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

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 10/25/12

Print JACK L. WARD III

Unattested [Signature] (verified by)

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



Form RT-1

Deed

20,000

750 MORGAN

# WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Jack L Ward III  
8730 Hwy 22  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of twenty thousand dollars, the proceeds of a mortgage executed simultaneously herewith, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Sara J Phillips, by and through Mildred W Phillips, holder of a power of attorney, an unremarried widow, of 310 Vine Street, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Jack L Ward III and wife Antoinette V Ward of 8730 Hwy 22, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

750 Morgan Street, Montevallo, AL 35115 more particularly described as: Part of Lot 2, according to the map of Alma H Jeter's Addition to Montevallo, an unrecorded subdivision, (Plat being shown in Deed Book, 96, Page 140, in the Office of the Judge of Probate of Shelby County Alabama) more particularly described as follows:

Begin at the point of intersection of the southeasterly right-of-way line of Morgan Street and the southwesterly right-of-way line of Vine Street in Montevallo, Alabama and run southwesterly along the southeasterly right-of-way line of said Morgan Street for 79.1 feet; thence southeasterly and parallel to the southwesterly right-of-way line of said Vine Street for 100 feet; thence northeasterly and parallel to said Morgan Street for ±79.1 feet, to a point of intersection with said Vine Street; thence northwesterly along said Vine Street 100 feet to point of beginning.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

10:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

20121102000420910 4/6 \$32.50  
Shelby Cnty Judge of Probate, AL  
11/02/2012 08:22:06 AM FILED/CERT

Inst # 1995-00100

I, Sara J Phillips, by and through Mildred W Phillips, holder of a power of attorney, do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 31 July 1995.

Witness:

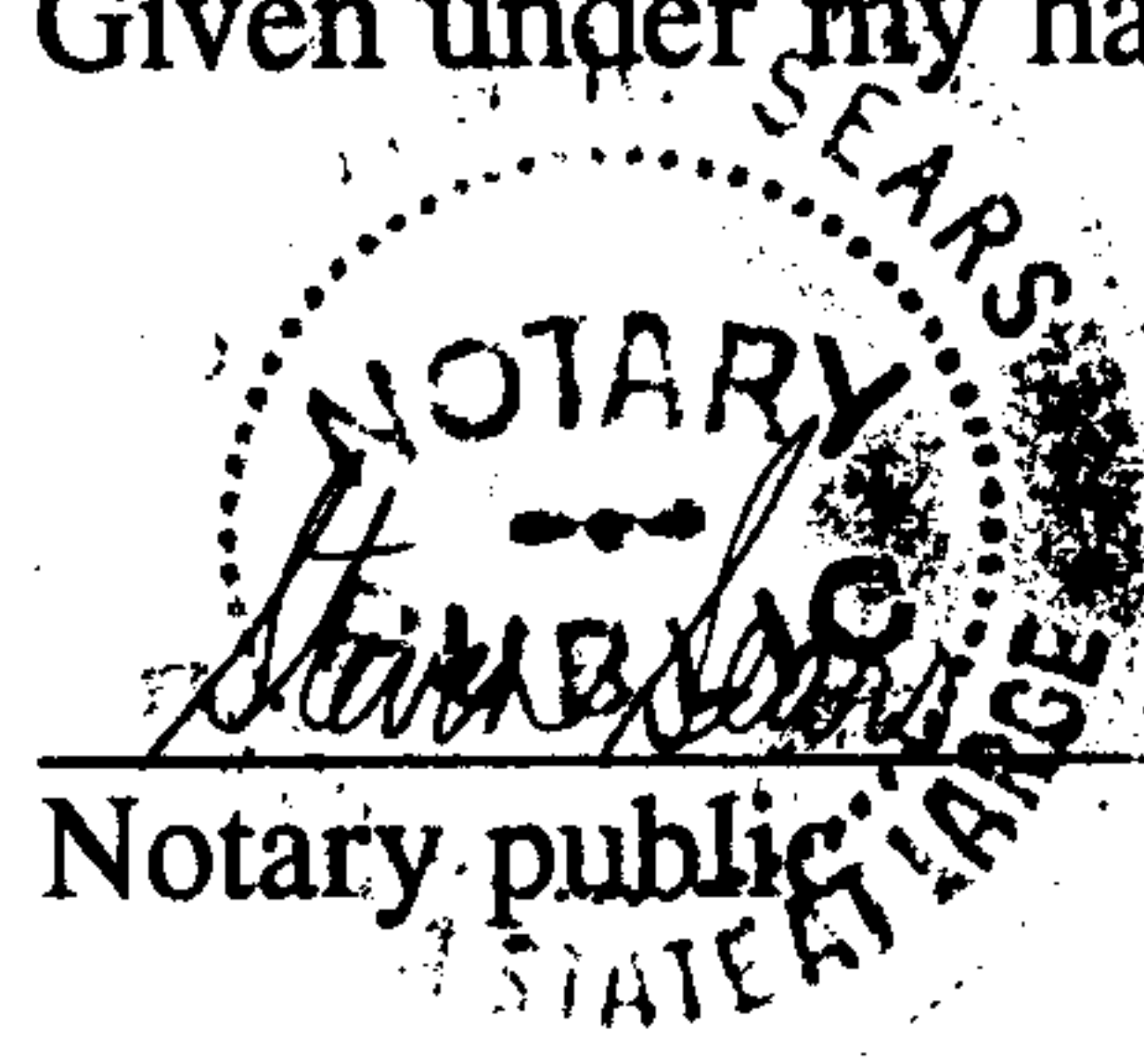
Steven Sears

*Sara J. Phillips by Mildred W. Phillips as Power of (Seal)*  
Sara J Phillips, by and through Mildred W Phillips, holder of a power of attorney  
*Attorney*

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Mildred W Phillips, holder of a power of attorney from Sara J Phillips, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on 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 31 July 1995.



My Notarial Commission expires March 7, 1998

Notary public

Inst # 1995-20462

08/01/1995-20462  
10:57 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 12.00



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234 110145...

**DON ARMSTRONG**  
**PROPERTY TAX COMMISSIONER**  
**COLLECTION RECORD - 2012**

P. O. BOX 1298  
COLUMBIANA, ALABAMA 35051  
Tel: (205) 670-6900  
Printed On: 10/3/2012

RECEIPT: 91809  
PARCEL: 36 2 03 2 001 008.000 - REAL  
CORPORATION:

Receipt Date: 8/8/2012  
ASSD. VALUE  
TOTAL TAX

**SHELBY COUNTY, AL**  
\$10,860  
\$553.86  
GRAND TOTAL \$553.86  
AMT. PAID \$553.86  
BALANCE \$0.00

WARD JACK L III & ANTOINETTE V

8730 HWY 22  
MONTEVALLO, AL 35115

CREDITS \$0.00  
REFUNDS \$0.00

TAX SALE:  LITIGATION:  INSOLVENT:

**TRANSACTION SUMMARY:**

TRANSACTION ID	DATE	RECEIPT NUM	PAID BY
345212*	10/3/2012	91809	SPRING CREEK LAND AND INVESTMENT INC

TOTAL	AMT. APPLIED	TYPE
\$2,269.62	\$553.86	CHECK

**TAX BREAKDOWN:**

CITY  
COUNTY  
DIST SCHOOL  
FOREST  
SCHOOL  
STATE

**FUNDS:**

\$76.02 FOREST FUND  
\$81.45 STATE GENERAL  
\$152.04 STATE OLD SOLDIER  
\$0.00 STATE SCHOOL  
\$173.76 ALL SCHOOL DISTRIBUTIONS  
\$70.59 ALL SCHOOL DISTRIBUTIONS  
COUNTY GENERAL  
COUNTY ROAD & BRIDGE FUND  
ALL MUNICIPAL

**PAYOUT:**

\$0.00  
\$27.15  
\$10.86  
\$32.58  
\$173.76  
\$152.04  
\$54.30  
\$27.15  
\$76.02

CHECK IMAGE:

**Notes Relating to Receipt 91809**

Date By Type Notes

**LEGAL DESCRIPTION**

MAP NUMBER: 36 2 03 2 000 CODE1: 00 CODE2: 00

SUB DIVISON1: MAP BOOK: 00 PAGE: 000  
SUB DIVISON2: MAP BOOK: 00 PAGE: 000

METES AND BOUNDS: BEG INTER SE ROW MORGAN ST & SW ROW VINE ST SW79.1 SE100 NE80 NW100 TO POB  
REMARKS:



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