


SEND TAX NOTICE TO:
Teresa L. Ashworth
425 Phillips Drive
Vincent, Alabama 35178

This instrument prepared by:
Patrick H. Boone, Attorney
705 New South Federal Savings Bldg.
215 Richard Arrington, Jr. Blvd. N.
Birmingham, Alabama 35203-3720


20130107000009920 1/3 \$103.50
Shelby Cnty Judge of Probate, AL
01/07/2013 01:25:08 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 01/07/2013
State of Alabama
Deed Tax: \$85.50

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar (\$1.00) and Agreement of Divorce, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Phillip W. Ashworth and wife, Teresa L. Ashworth (hereinafter called Grantors), hereby remise, release, quitclaim, grant, sell and convey to Teresa L. Ashworth (hereinafter called Grantee), all of their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

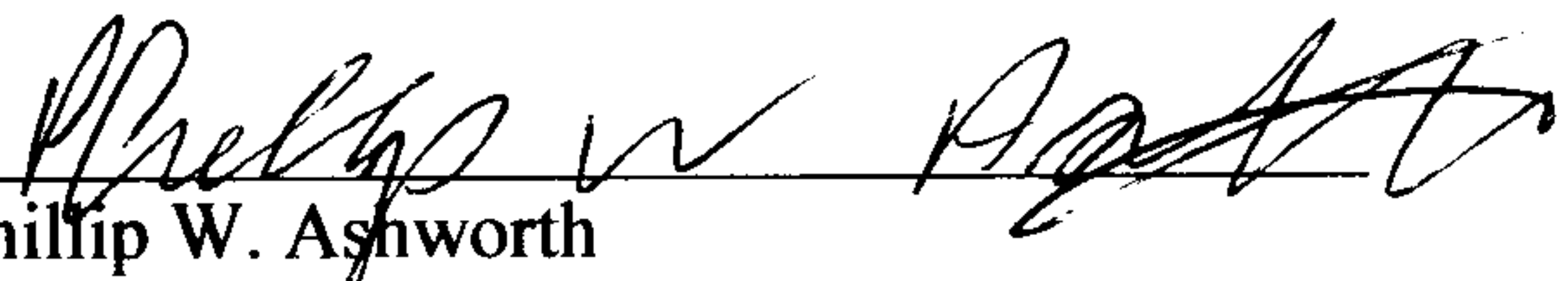

A part of the West half of the Northeast Quarter of Section 15, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southeast corner of the West half of the Northeast Quarter of Section 15, Township 19 South, Range 2 East, thence run North 47 degrees 30 minutes West a distance of 583.0 feet; thence turn North 39 degrees 18 minutes West a distance of 47.75 feet; thence run North 33 degrees 27 minutes West a distance of 210.00 feet; thence turn an angle of 9 degrees 45 minutes to the right and run a distance of 558.73 feet to a point on the West margin of a paved road; thence turn an angle of 20 degrees 30 minutes to the right and run along the West margin of said road a distance of 210.00 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 301.98 feet to the Southwest margin of said road; thence turn an angle of 126 degrees 08 minutes 30 seconds to the right and run along margin of said road a distance of 89.94 feet; thence turn an angle of 6 degrees 05 minutes to the right and run along the margin of said road a cord a distance of 108.98 feet; thence turn an angle of 22 degrees 43 minutes to the right and run along the margin of said road a cord distance of 116.98 feet; thence turn an angle of 19 degrees 14 minutes to the right and run along the margin of said road a distance of 70.01 feet to the point of beginning. Situated in the West half of the Northeast Quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

This conveyance is made subject to all existing restrictions, right of ways, limitations, easements, exceptions, reservations, releases and covenants of record, including but not limited to current taxes, mineral and mining rights and rights of record. It is also subject to that certain mortgage executed by Grantors to Mortgage Electronic Registration Systems, Inc. and assigned to CitiMortgage, which was filed for record in the Probate Court of Shelby County, Alabama. Grantee, Teresa L. Ashworth, agrees to assume the indebtedness secured by said mortgage in full all in accordance with the terms and provisions thereof and shall indemnify and hold Phillip W. Ashworth harmless from any claims thereof.

It is the intent of the Grantors, Phillip W. Ashworth and wife, Teresa L. Ashworth, to convey to Grantee, Teresa L. Ashworth, any and all of their right, title and interest in and to the real property more particularly described in that certain deed filed in the office of the Judge of Probate of Shelby County, Alabama on May 15, 2008 and recorded at Instrument 20080515000197960. This deed is made in compliance with an Agreement for Divorce, styled *Teresa Lynn Ashworth v. Phillip Wayne Ashworth*, in the Domestic Relations Division of the Circuit Court of Jefferson County, Alabama. Teresa L. Ashworth and Teresa Lynn Ashworth, the plaintiff in the case described above, are one and the same person. Phillip W. Ashworth and Phillip Wayne Ashworth, the defendant in the case described above, are one and the same person. This deed is prepared using information furnished by the Grantee. No examination of title was made. No title opinion was rendered.

TO HAVE AND TO HOLD to said Grantee forever.

Given under our hands and seals, this the 30th day of April, 2010.

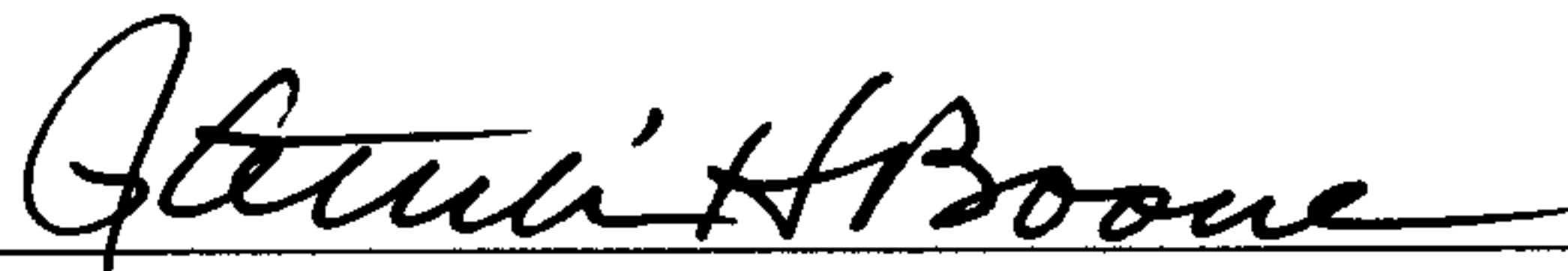

Phillip W. Ashworth

Teresa L. Ashworth

**STATE OF ALABAMA
SHELBY COUNTY**

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Phillip W. Ashworth, a married man, 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 the 6th day of May, 2010.

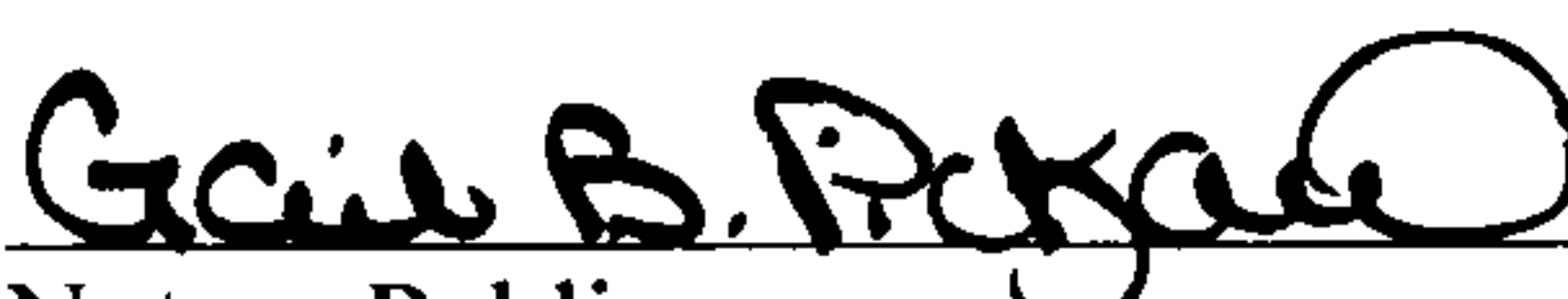

Notary Public

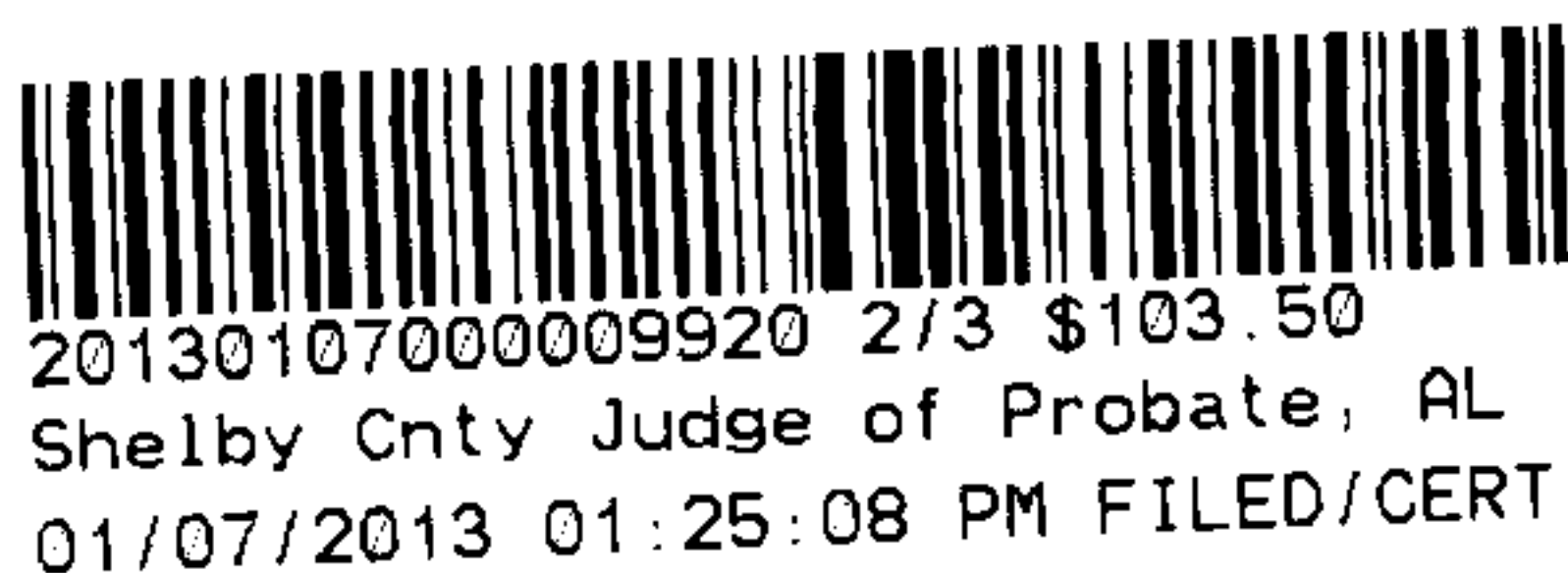
**STATE OF ALABAMA
SHELBY COUNTY**

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Teresa L. Ashworth, a married 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of April, 2010.


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Phillip W. Ashworth & wife, Teresa L. Ashworth

Mailing Address 425 Phillips Drive
Vincent, AL 35178

Property Address 425 Phillips Drive
Vincent, Alabama 35178

Grantee's Name Teresa L. Ashworth

Mailing Address 425 Phillips Drive
Vincent, Alabama 35178

Date of Sale 5/6/2010

Total Purchase Price _____

or

Actual Value _____

or

Assessor's Market Value \$85,270.00

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 - Revenue Commissioner Value

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.

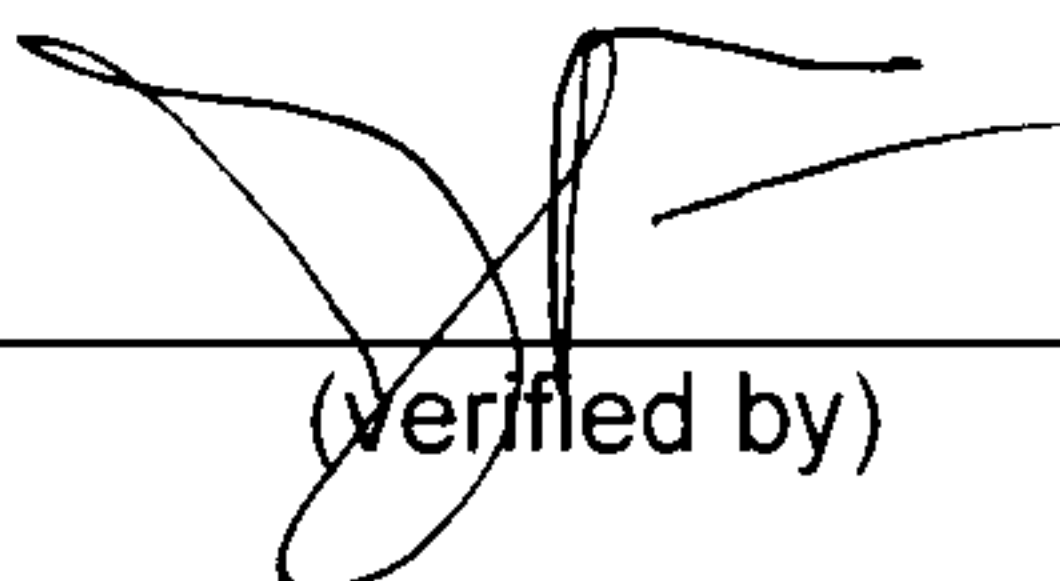
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 December 14, 2012

Unattested


(Verified by)

Print Teresa L. Ashworth

Sign Teresa L. Ashworth
(Grantor/Grantee/Owner/Agent) circle one



20130107000009920 3/3 \$103.50
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Form RT-1