

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Nineteen Thousand Fifty Dollars and 00/100 (\$ 19,050.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Eric B. Wilson and Dawn Lawler Wilson, a married couple**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Constance Ann Wilson; Paul D. Wilson, and Kevin A. Wilson** hereinafter known as the **GRANTEE**, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot or parcel of land situated in the SW 1/4 of the NW 1/4 of Section 10, Township 22 South, Range 4 West of the Huntsville Meridian, and being more particular, described as follows:

Commence at the SW corner of the said SW 1/4 of the NW 1/4; Thence North 86 degrees 16 minutes East 500.11 feet to the Point of Beginning, the SW corner of the following described lot or parcel of land; Thence North 0 degrees 06 minutes West 208.71 feet to the NW corner; Thence North 89 degrees 54 minutes East 208.71 feet to the NE corner; Thence South 0 degrees 06 minutes East 208.71 feet to the SE corner, which point is 30 feet, more or less, from the center of a public road; Thence South 89 degrees 54 minutes West 208.71 feet and parallel with said public road to the Point of Beginning.

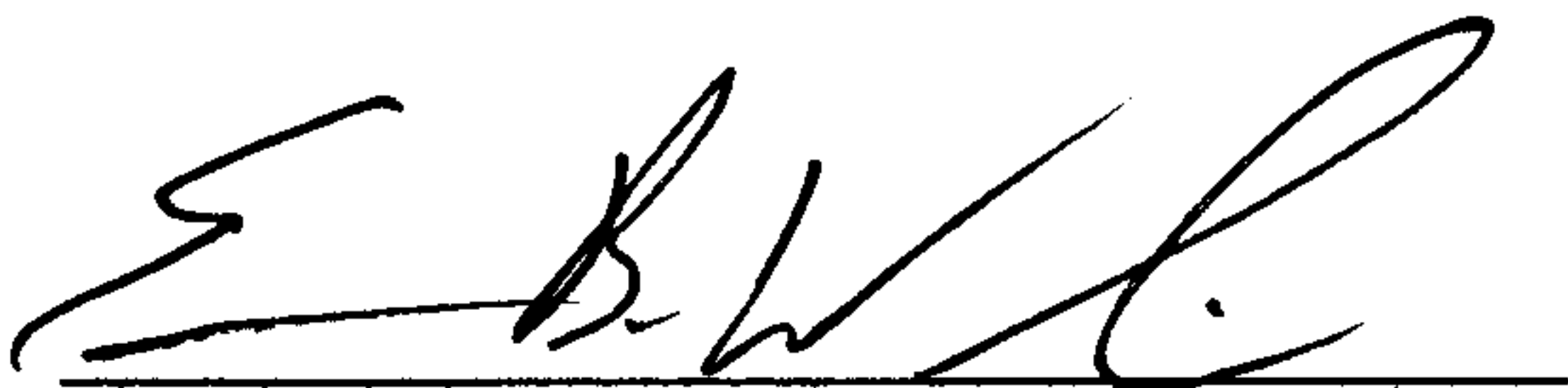
The legal description herein was provided by the GRANTEE, and this Instrument was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

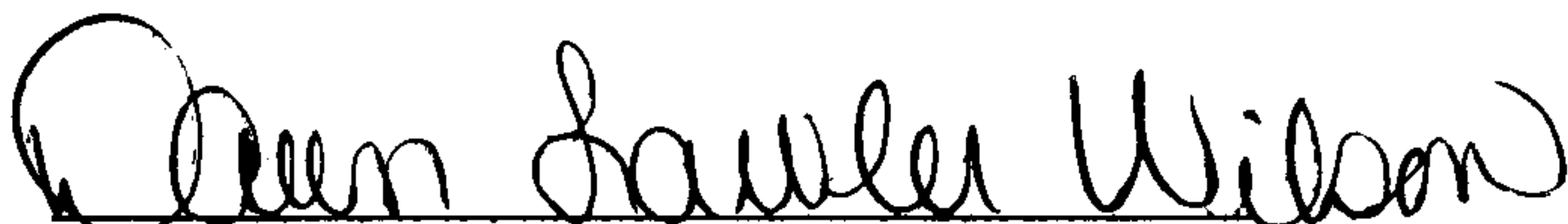

20130624000256470 1/4 \$41.50
Shelby Cnty Judge of Probate, AL
06/24/2013 10:17:11 AM FILED/CERT

Shelby County, AL 06/24/2013
State of Alabama
Deed Tax: \$19.50

Given under my hand and seal, this the 20th day of June, 2013.



ERIC B. WILSON
Grantor



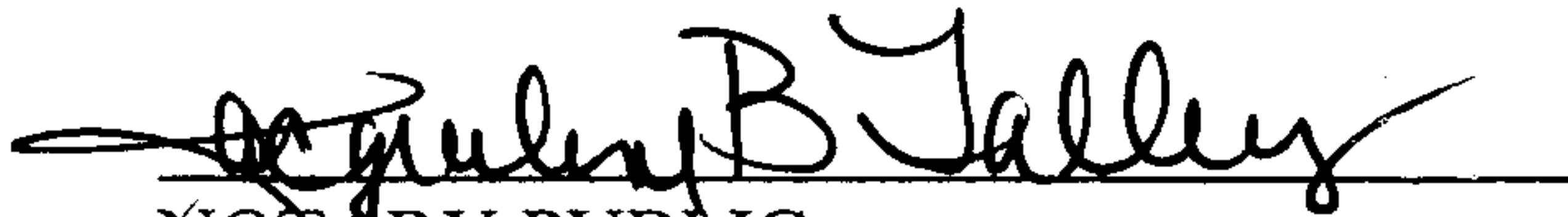
DAWN LAWLER WILSON
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Eric B. Wilson*, 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 20th day of June, 2013.


NOTARY PUBLIC
My Commission Expires:

JACQUELINE B. TALLEY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES OCTOBER 25, 2016


20130624000256470 2/4 \$41.50
Shelby Cnty Judge of Probate, AL
06/24/2013 10:17:11 AM FILED/CERT

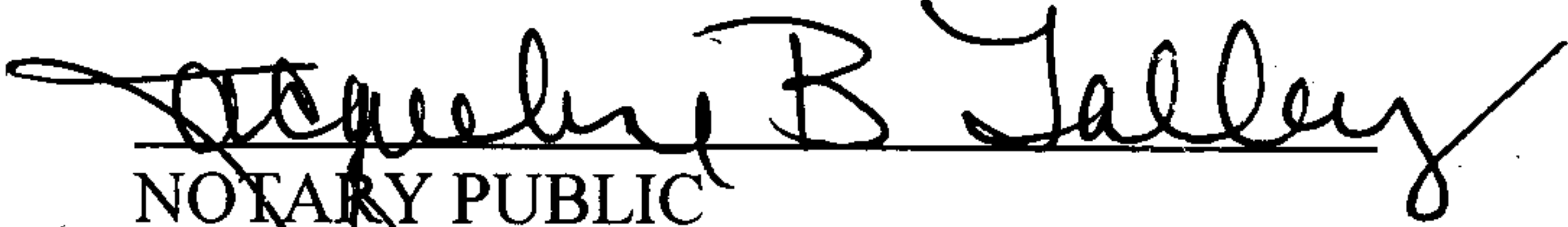
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Dawn Lawler Wilson*, 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 20th day of June, 2013.


NOTARY PUBLIC
My Commission Expires:

JACQUELINE B. TALLEY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES OCTOBER 25, 2016

Closing did not occur in the
office of preparer.


20130624000256470 3/4 \$41.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Eric B. Wilson
Mailing Address 10 Hickorywood Lane
Montevallo, AL 35115

Grantee's Name Constance E. Wilson
Mailing Address 1772 Hwy. 54
Montevallo, AL 35115

Property Address 1772 Hwy. 54
Montevallo, AL 35115

Date of Sale _____

Total Purchase Price \$ 19,050

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
☐ 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 6/24/13

Unattested

Print Constance E. Wilson

Sign Constance E. Wilson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130624000256470 4/4 \$41.50
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