

Prepared By:

Janice L. Oliver
84 Hwy 97
Columbiana, Alabama 35051

After Recording Return To:

Janice L Oliver
84 Hwy 97
Columbiana, Alabama 35051

Shelby County, AL 07/10/2013
State of Alabama
Deed Tax:\$42.00



20130710000282200 1/4 \$63.00
Shelby Cnty Judge of Probate, AL
07/10/2013 04:01:23 PM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On July 10, 2013 THE GRANTOR(S),

- Janice Oliver Morgan, a single person,
for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration
conveys, releases and quit claims to the GRANTEE(S):

- Martin R. Oliver and Delores A. Oliver, a married couple, residing at 9400 South Main
Street, Wilsonville, Shelby County, Alabama 35186
the following described real estate, situated in Wilsonville, in the County of Shelby, State of
Alabama:

Legal Description: The West 1/2 of the Southeast 1/4 of the SE 1/4 of Section 1, Township 21,
Range 1 East, also, A Lot in the NE 1/4 of Section 1, Township 21, Range 1 East, described as:
Commencing at the SW corner of said NE 1/4 of the SE 1/4, and run Easterly along the south
boundary of said 1/4 - 1/4 section 215 feet; thence in a Northwesterly direction 143 2/3 feet to an
iron stake in the center of the Public Road; thence along said public road 207 feet and 5 inches to
the POINT OF BEGINNING.

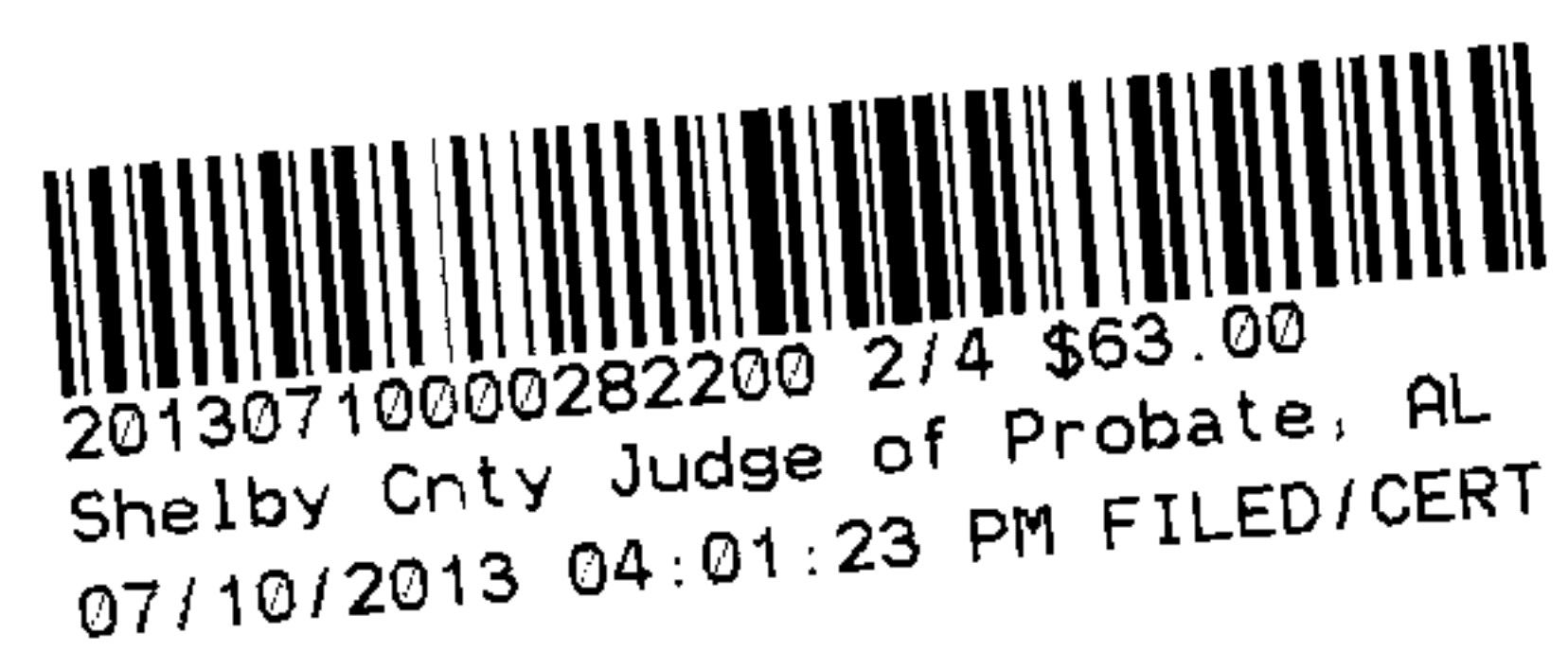
Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in
and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs
and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns
shall have, claim or demand any right or title to the property, premises, or appurtenances, or any
part thereof.

Removing an adult child's name from the parental property.

Tax Parcel Number: 20 1 01 4 001 027.000

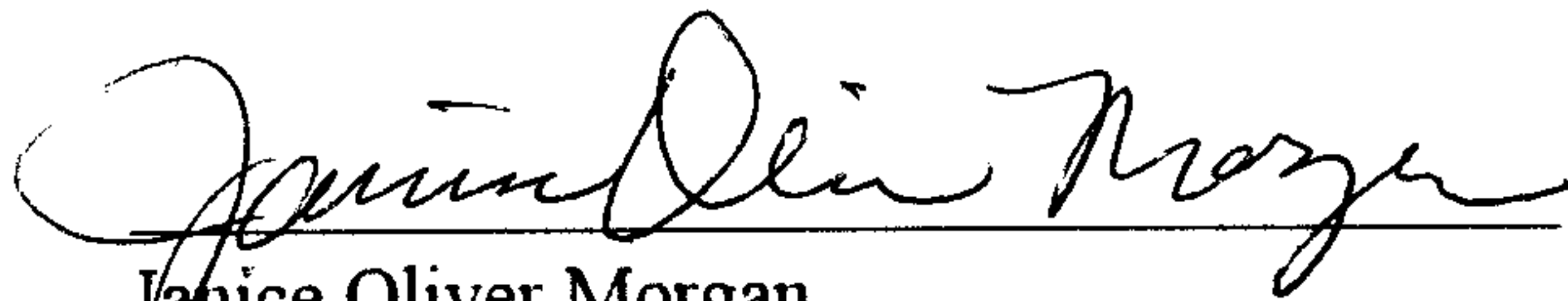
Mail Tax Statements To:
Martin R. Oliver
9400 South Main Street
Wilsonville, Alabama 35186

[SIGNATURE PAGE FOLLOWS]



Grantor Signatures:

DATED: 7-10-13

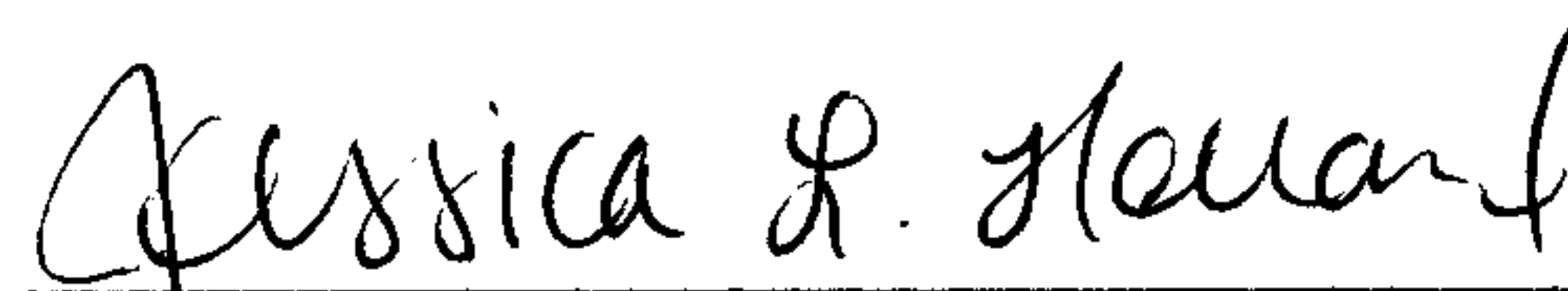


Janice Oliver Morgan
84 Hwy 97
Columbiana, Alabama, 35051

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 10th day of July, 2013, before me,
Jessica L. Holland, personally appeared Janice Oliver Morgan, known to
me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.



Notary Public

Notary Public

Title (and Rank)

My commission expires 4/20/14

Signature and Notary for Quit Claim Deed regarding 9400 South Main Street



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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 JANICE OLIVER MORGAN Grantee's Name MARTIN R. OLIVER
Mailing Address 94 HWY 97 Mailing Address 9400 SOUTH MAIN ST.
COLUMBIANA AL
35051

Property Address 9400 SOUTH MAIN ST. Date of Sale _____
WILSONVILLE, AL Total Purchase Price \$ _____
35186 or
Actual Value \$ _____
or
Assessor's Market Value \$ 125,000

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 7-10-13

Print JANICE OLIVER MORGAN

Sign Janice Oliver Morgan
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)



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Form RT-1