



20130717000290340 1/4 \$119.00
Shelby Cnty Judge of Probate, AL
07/17/2013 12:22:29 PM FILED/CERT

Prepared By:
LYNN BENNETT BYRD, Attorney at Law
29 PINEVILLE ROAD
MONROEVILLE, AL 36461

20130717-Rec1
When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Assessor's Parcel No.: 13-5-21-4-004-073.000

Fair Market Value: 96,500.00

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **JOYCE WYNNS WAGNER WHO ACQUIRED TITLE AS JOYCE RAINES WYNNS, JOINED BY HER SPOUSE JOHN D. WAGNER** (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **JOYCE WYNNS WAGNER AND JOHN D. WAGNER, WIFE AND HUSBAND AND JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 73, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22 PAGE 78
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Commonly known as: 1013 ASHLEY BROOK LANE, HELENA, AL 35080

Source of Title Ref.: Deed: Recorded 5/28/1999; Instrument No. 1999-22405

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

X is homestead property of the said Grantor

_____ is **NOT** homestead property of the said Grantor

Shelby County, AL 07/17/2013
State of Alabama
Deed Tax: \$97.00

IN WITNESS WHEREOF, **JOYCE WYNNS WAGNER WHO ACQUIRED TITLE AS JOYCE RAINES WYNNS** have hereunto set my (our) hand(s) and seal(s), this__ day of

17 APRIL, 2013.

Joyce Wynns Wagner FKA Joyce Raines Wagner
JOYCE WYNNS WAGNER F/K/AJOYCE RAINES WYNNS

John D. Wagner
JOHN D. WAGNER

STATE OF ALABAMA

SHELBY COUNTY

I, WALTER G. MERRIAM II a Notary Public in and for said County, in said State, hereby certify that **JOYCE WYNNS WAGNER F/K/AJOYCE RAINES WYNNS AND JOHN D. WAGNER**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/ they executed the same voluntarily on the day the same bears date.

Notary Stamp/Seal

Given under my hand and official seal of office this
17 day of APRIL, 2013.

[Signature]
Notary Public
My Commission Expires: My Commission Expires
February 1, 2014

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File No.: 198110173413

EXHIBIT "A"

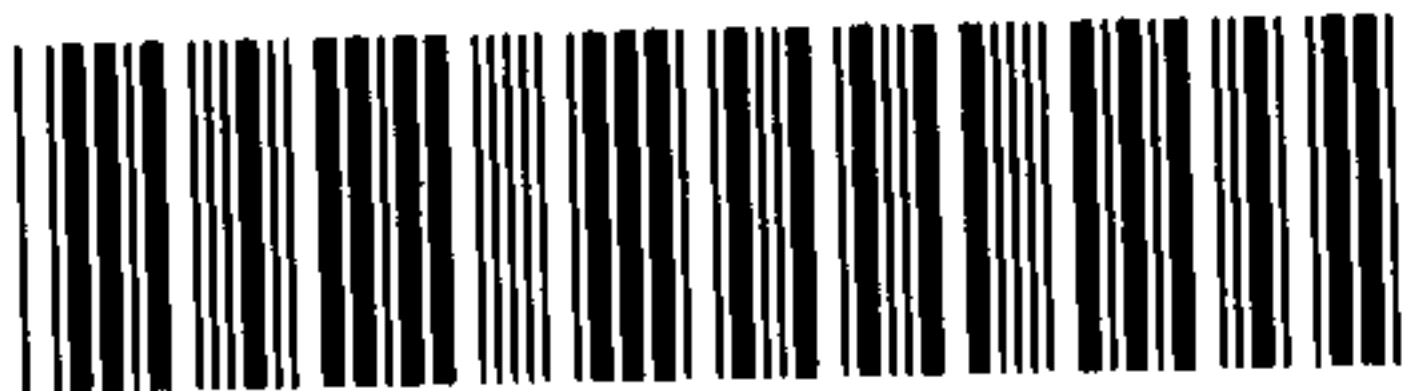
The following described real property located in County of Shelby, State of Alabama; being more particularly described as follows:

Lot 73, according to the survey of Ashley Brook, as recorded in Map Book 22 Page 78 in the Probate Office of Shelby County, Alabama.

Being the same property conveyed by deed from Joe Rose Homebuilders, Inc to Joyce Raines Wynns, dated 5/14/1999, recorded 5/28/1999 in Instrument No. 1999-22405.

Property Address: 1013 Ashley Brook Lane, Helena, AL 35080

APN: 13-5-21-4-004-073.000



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7901 4/24/2013 78628019/1



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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 Joyce Wynns Wagner and
Mailing Address John D. Wagner
1013 Ashley Brook Lane
Helena, AL 35080

Grantee's Name Joyce Wynns Wagner and
Mailing Address John D. Wagner
1013 Ashley Brook Lane
Helena, AL 35080

Property Address 1013 Ashley Brook Lane
Helena, AL 35080

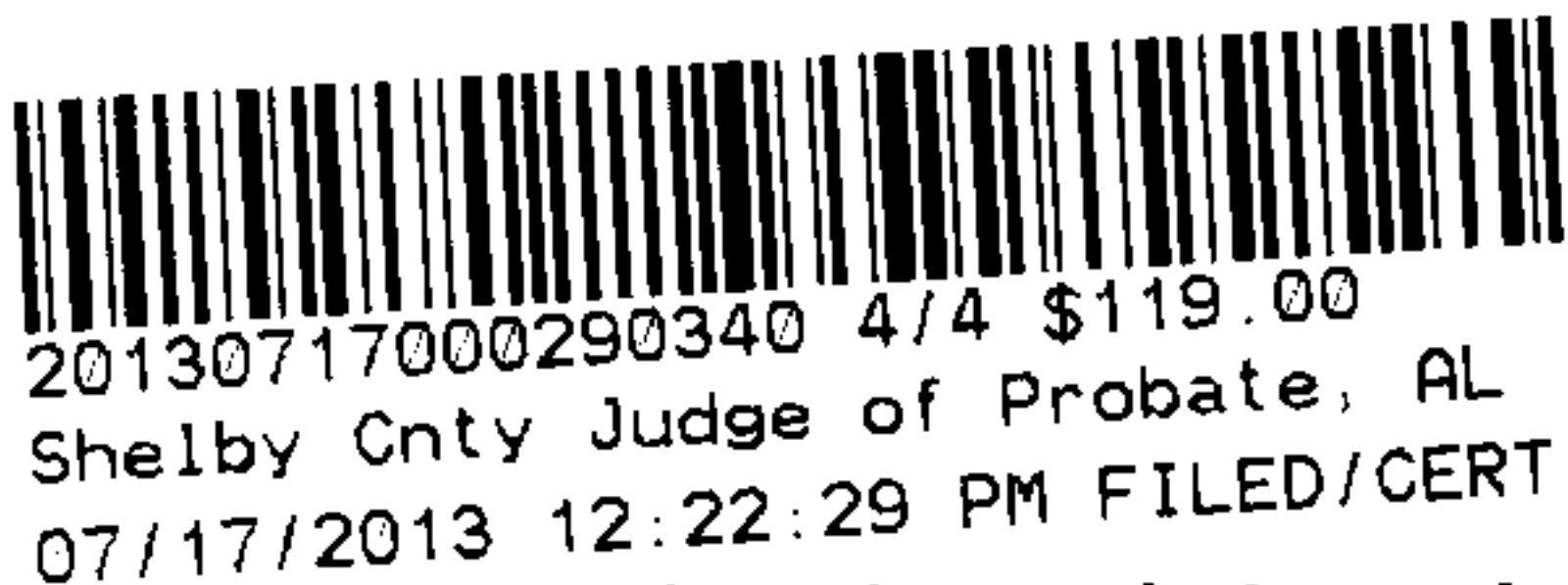
Date of Sale 4-17-13
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 96,800.00



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

☐ Appraisal

☐ Sales Contract

☒ Other Assessor's Office

☐ 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 6/20/2013

Print

Joyce Wynns Wagner / John D. Wagner

Sign

Joyce Wynns Wagner / John D. Wagner
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1