

THIS INSTRUMENT PREPARED BY:
Anne Lamkin Durward
MASSEY, STOTSER & NICHOLS, PC
1780 Gadsden Highway
Birmingham, Alabama 35235

SEND TAX NOTICES TO:
Wesley Stephens
181 Chandalar Place Drive
Pelham, Alabama 35124

QUIT CLAIM DEED

TITLE NOT CHECKED BY PREPARER

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Michelle Stephens, a single woman, in hand paid by Wesley Stephens, a single man, the receipt whereof is hereby acknowledged, the said Michelle Stephens does remise, release, quit claim and convey to the said Wesley Stephens, all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 773, according to the Final Plat Riverwoods Seventh Sector – Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Easements and building line as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Inst. No. 2002-7338.
4. Right of way granted to Alabama Power Company recorded in Inst. No. 2004-38; Inst. No. 2004-39 and Inst. No. 2006-5246.

This property is being conveyed in accordance to the Final Judgment of Divorce, Case No. DR-2013-900404, rendered in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Wesley Stephens, his heirs and assigns forever.

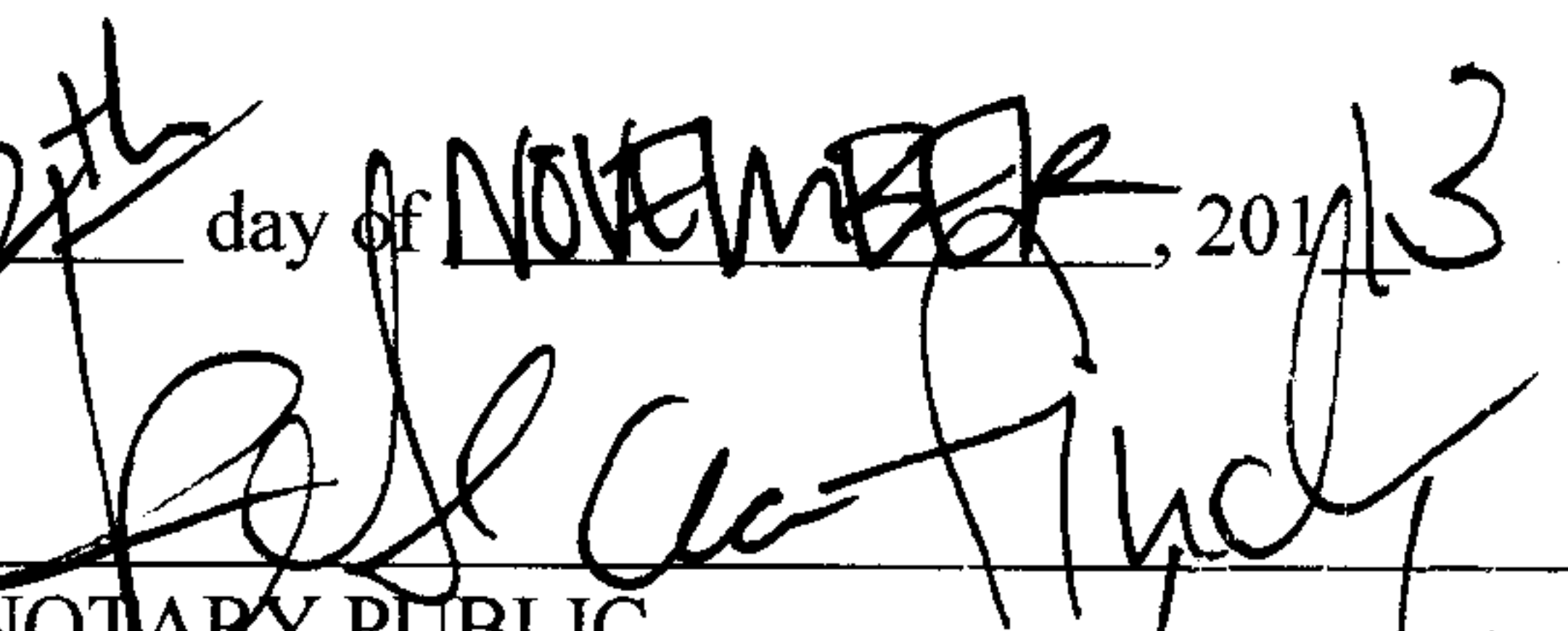
GIVEN under her hand and seal this the 12th day of NOVEMBER, 2013


MICHELLE STEPHENS

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michelle Stephens**, whose name is signed to the foregoing conveyance and who being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, the same was executed voluntarily on the day the same bears date.

SWORN to and **SUBSCRIBED** before me this 12th day of NOVEMBER, 2013


NOTARY PUBLIC
My Commission Expires: 02/27/2017

Real Estate Sales Validation Form

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

Grantor's Name MICHELLE STEPHENS
Mailing Address 3005 ENGLISH OAK CIR
HELENA, AL 35080

Grantee's Name WESLEY STEPHENS
Mailing Address 1266 OLD CAMBIA TRCE
HELENA, AL 35080

Property Address _____

Date of Sale 11-12-13
Total Purchase Price \$ 10.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 100,000
1/2 50,000



20140117000016780 2/2 \$67.00
Shelby Cnty Judge of Probate, AL
01/17/2014 11:21:50 AM FILED/CERT

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 _____

Print WESLEY STEPHENS

Unattested _____

Sign Wesley Stephens

(verified by)

(Grantor/Grantee/Owner/Agent) circle one