

POOR QUALITY

This Instrument Was Prepared By:  
Christopher R. Smithman, Attorney At Law  
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Post Office Box 201  
Montevallo, Alabama 35115  
(205) 988-4287

Send Tax Notice:  
Shelby County Board of Ed  
PO Box 1910  
Columbiana, AL 35951

STATE OF ALABAMA )

QUITCLAIM DEED

SHELBY COUNTY )

20140124000024470 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/24/2014 03:43:03 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Thousand & 00/100 Dollars (\$100,000.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that Porsha Shambria Postell Lilly, a heir at law of Andrew Lilly and wife Dorothy Woods Lilly (deceased), hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto Shelby County Board of Education, hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in Shelby County, Alabama, to wit:

Lots 2 and 3, in Block G, according to survey of South Montevallo Subdivision, as shown by map or plat thereof recorded in Map Book 3, at Page 41, Office of the Judge of Probate of Shelby County, Alabama, said subdivision also being known as Reynolds Addition to Montevallo.

Said property is further described as Lots 2 and 3, Block 1 or G, according to Lee's Addition to Montevallo (an unrecorded survey), according to survey of Allen Whitley, Registered Land Surveyor, dated August 9, 1977. Situated in Shelby County, Alabama.

NOTE: No additional consideration was paid. All consideration was taxed upon recording deed at instrument No. 2013-0926000387110

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Note: This instrument was prepared without benefit of title search.

NOTE: This is not homestead property of the grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 15<sup>th</sup> day of Jan 2014

GRANTOR

Porsha Lilly (L.S.)  
Porsha Shambria Postell-Lilly

STATE OF Alabama  
Shelby COUNTY

ACKNOWLEDGMENT

I, Sheryl J. Rigdon, a Notary Public for the State at Large, hereby certify that the above stated name, Porsha Shambria Postell Lilly, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15<sup>th</sup> day of Jan, 2014.

Sheryl J. Rigdon  
NOTARY PUBLIC  
My Commission Expires: 1/27/2014



20140124000024470 2/3 \$21.00  
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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 Andrew Lilly  
Mailing Address 725 West St  
Montevallo, AL

Grantee's Name SCBUE  
Mailing Address PO Box 1810  
Columbiana AL 35051

Property Address 245 Selma Rd  
Montevallo AL 35115

Date of Sale

Total Purchase Price \$ 100,000

or

Actual Value \$ Already paid on

or

Assessor's Market Value \$ Previous instrument

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 100k - to  
☐ Closing Statement SCBUE

☐ 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 11/24/14

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Chris Sutherland Form RT-1

