

This Instrument was prepared by:

Sanford D. Hatton, Jr.
Attorney At Law
22551 Highway 25
Columbiana, Alabama 35051


20140131000028290 1/2 \$202.00
Shelby Cnty Judge of Probate, AL
01/31/2014 02:03:01 PM FILED/CERT

QUITCLAIM DEED

THE STATE OF ALABAMA, JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration in hand paid to the undersigned, the receipt is hereby acknowledged, **Frances Nelson and Dayna Gilmer** (the GRANTORS), releases, quitclaims, grants, sells, and conveys to **John Mancha** (the GRANTEE), an married man, all the right, title, interest, and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto, situated in Shelby County, Alabama, to Wit:

A tract of land located in the East half of the East half of Section 13, Township 21, Range 1 East of the Huntsville Principal Meridian, more particularly described as follows:

Commencing at the Northeast corner of Section 13, Township 21 South, Range 1 East; thence Westerly along the North of said Section 372.13 feet; thence 90 degrees left 2539.3 feet to the center line of a public road and the point of beginning of tract of land herein described; thence 51 degrees 26 minutes right along centerline of said road 302.0 feet; thence 9 degrees 00 minutes left 10.22 feet; thence 99 degrees 00 minutes right 103.85 feet; thence 79 degrees 52 minutes right 245.80 feet; thence 67 degrees 16 minutes right 143.5 feet; thence 32 degrees 52 minutes right 25.0 feet to the point of beginning.

Source of title: Instrument No. 20070209000063550

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

Grantor states that the above-described property is not now, nor has it ever been the homestead of grantor or grantor's spouse.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 30th day of January 2014

Frances Nelson
Grantor

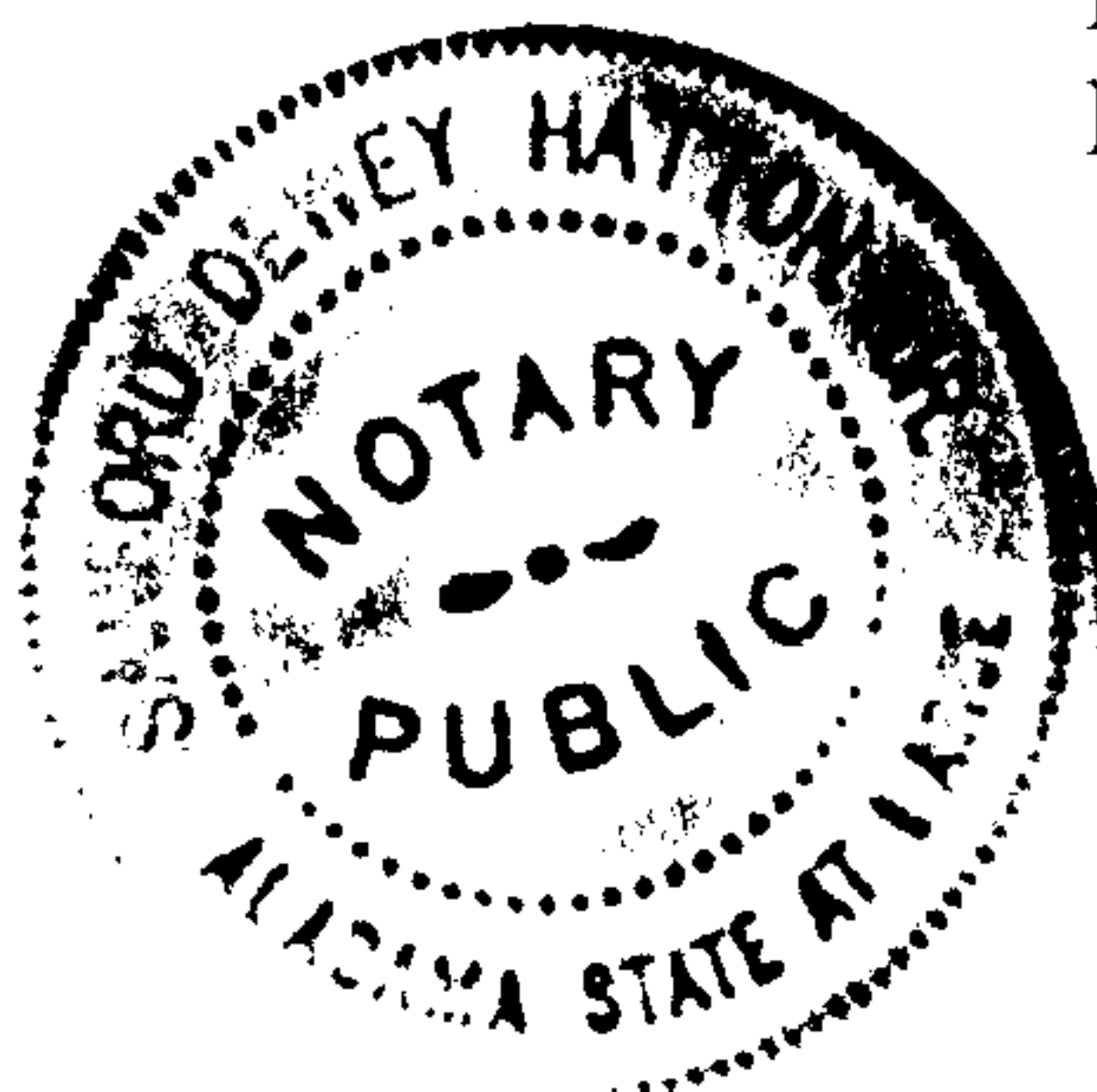
Dayna Gilmer
Grantor

STATE OF ALABAMA)
SHELBY COUNTY OF)

I, Sanford D. Hatton, Jr. the undersigned authority, a notary public in and for said County, in said State, hereby Certify that **Dayna Gilmer and Frances Nelson** whose names are signed to the forgoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January 2014.

Sanford D. Hatton, Jr.
Notary Public
My commission expires: 8/20/16



Shelby County, AL 01/31/2014
State of Alabama
Deed Tax: \$185.00

Real Estate Sales Validation Form



20140131000028290 2/2 \$202.00
Shelby Cnty Judge of Probate, AL
01/31/2014 02:03:01 PM FILED/CERT

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

Grantor's Name	<u>FRANCES NELSON</u>	Grantee's Name	<u>John MARCHIA</u>
Mailing Address	<u>730 Mountain View Dr</u>	Mailing Address	<u>2241 GARLAND CR.</u>
	<u>WILSONVILLE, AL 35786</u>		<u>VESTALIA Hills, AL 35216</u>
Property Address	<u>820 Mountain View Dr</u>	Date of Sale	_____
	<u>WILSONVILLE, AL 35786</u>	Total Purchase Price \$	_____
		Or	
		Actual Value \$	_____
		Or	
		Assessors Market Value \$	<u>184,760.00</u>

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____	Print <u>John Marchia</u>
☐ Unattested _____	Sign <u>[Signature]</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one