

POOR QUALITY

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY (


2014031800074840 1/3 \$101.50
Shelby Cnty Judge of Probate, AL
03/18/2014 12:51:04 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that Ronald Lee Truman, a married man, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable consideration, to him in hand paid by Wanda Eugenia Vanderpool Truman, a married woman, does hereby remise release quit claim and convey unto the said Wanda Eugenia Vanderpool Truman, all of his right title, interest and claim in or to the following described real estate situated in Shelby County, Alabama:

Begin at the NE corner of the South $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 24, township 20 South, range West; thence run South along the East line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 959.62 feet to a county gravel road; thence turn an angle of 153 degrees 14 minutes 06 seconds to the right and run along said county gravel road a distance of 215.53 feet; thence turn an angle of 12 degrees 24 minutes to the right and run along said county gravel road a distance of 256.71 feet; thence turn an angle of 57 degrees 58 minutes to the left and run along said county gravel road a distance of 274.57 feet; thence turn an angle of 20 degrees 35 minutes to the right and run along said county gravel road a distance of 446.98 feet; thence turn an angle of 130 degrees 10 minutes 16 seconds to the right and run a distance of 789.44 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the section 24, township 20 South, range 1 West, Shelby County, Alabama. Less and except those portions of the above conveyed by deeds recorded in deed book 297, page 184; deed book 321, page 910; real record 142, page 357; and real record 300, page 205, in Probate Office. Lying and being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto Wanda Eugenia Vanderpool Truman, heirs and assigns forever.

IN WITNESS WHEREOF, the grantor has hereunto set hand and seal this the 10 day of
March, 2014


Ronald Lee Truman

Shelby County, AL 03/18/2014
State of Alabama
Deed Tax:\$81.50

STATE OF ALABAMA)
)
SHELBY COUNTY)

Before me, the undersigned authority in and for said County in said State,
personally appeared B. C. & J. T. T. M., whose name is signed to
the foregoing instrument, who being by me first duly sworn deposes and says that
the facts stated herein are true and correct.

Sworn to and subscribed before me this 10 day of March, 2013, 2014

A handwritten signature in black ink, appearing to read "Notary Public", is written over a horizontal line. The signature is fluid and cursive, with a large, stylized 'P' at the end.

prepared by:

William Lawrence
Thornton, Carpenter, O'Brien
212 North Street West
Talladega, Al 35160



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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 Ronald Lee Truman
Mailing Address 1414 Spring Valley Ln
Sylacauga, Al 35150

Grantee's Name Wanda Eugenia Vanderpool
Mailing Address 1624 Crenshaw Rd Truman
Columbiana, Al 35051

Property Address 1624 Crenshaw Rd
Columbiana, Al 35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 162,810
1/2 = 81,405

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 any.

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 3-18-14

Print Malinda Molde

X Unattested

Sign

Malinda Molde

(Grantor/Grantee/Owner/Agent) circle one

(verified by)
Ronald Lee Truman

Form RT-1