

This instrument was prepared by:
John E. Medaris
Attorney at Law
230 Bearden Road
Pelham, Alabama 35124

****TITLE NOT EXAMINED****

QUITCLAIM DEED



20140401000092740 1/3 \$111.00
Shelby Cnty Judge of Probate, AL
04/01/2014 02:39:49 PM FILED/CERT

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and a Final Decree of Divorce and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Robert Dean Lawson (hereinafter called Grantor) hereby releases, quitclaims, grants, sells, and conveys to, Lynn C. Lawson (hereinafter called Grantee), all of his right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

Parcel No. 12 of a Resurvey of Pool's Addition to Pelham, a metes and bounds described parcel described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said 1/4 1/4 a distance of 383.10 feet to a point; thence turn an angle of 44 deg. 28 min. 21 sec. right and run Northwesterly a distance of 108.18 feet to a point; thence turn an angle of 77 deg. 45 min. 51. sec. right end run a distance of 317.29 feet to the point of beginning of the property being described; thence continue along last described course a distance of 103.0 feet to a point; thence turn an angle of 90 deg. 00 mm. left and run a distance of 205.00 feet to a point on the East line of Kristen Circle; thence turn an angle of 90 deg. 00 min. left and run Southwesterly along the said East line of said Kristen Circle a distance of 103.00 feet to a point, thence turn an angle of 90 deg. 00 min. left and run Southeasterly a distance of 205.00 feet to the point of beginning; being situated in Shelby County Alabama.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 19th day of December, 2013.

ROBERT DEAN LAWSON

**STATE OF ALABAMA)
SHELBY COUNTY)**

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

Given under my hand and official seal this 19th day of December, 2013.

Notary Public

Commission Expires:

**Glenda Jones
My Commission Expires
12/7/15**

Divorce

See attached Supplemental Form

Real Estate Sales Validation Form

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

Grantor's Name Robert Dean Lawson
Mailing Address _____

Grantee's Name Lynn C. Lawson
Mailing Address 2307 Kristen Cr
Pelham, AL 35124

Property Address 2307 Kristen Cr
Pelham, AL 35124

Date of Sale 19 Dec 2013
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 182,000.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Evidence in Divorce Case

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 3-24-14

Unattested

(verified by)

Print

Sign

Lynn Lawson

J. Ronald Boyd

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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SUPPLEMENT TO REAL ESTATE VALUATION FORM

GRANTOR: Robert Dean Lawson

GRANTEE: Lynn C. Lawson

This transaction is pursuant to a divorce:

Yes

☒

No ()

Ownership interest of Grantee before transaction:

50%

Total purchase price or Fair Market Value at time of transaction

\$ 182,000

Mortgage Balance on said property at time of transfer

\$ _____

Net Value to Grantee

\$ 96,000



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