

Prepared By and Return To:  
LandCastle Title, LLC  
Attn: Paul Kemp  
One Independence Plaza, Ste. 416  
Birmingham, AL 35209

Send Property Tax Notice to:  
42  
75 Howard Branch Road  
Sterrett, 35147

Order No.: AL-052-00111-14-PUR



20140417000111950 1/3 \$29.50  
Shelby Cnty Judge of Probate, AL  
04/17/2014 10:46:30 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

### QUIT CLAIM DEED

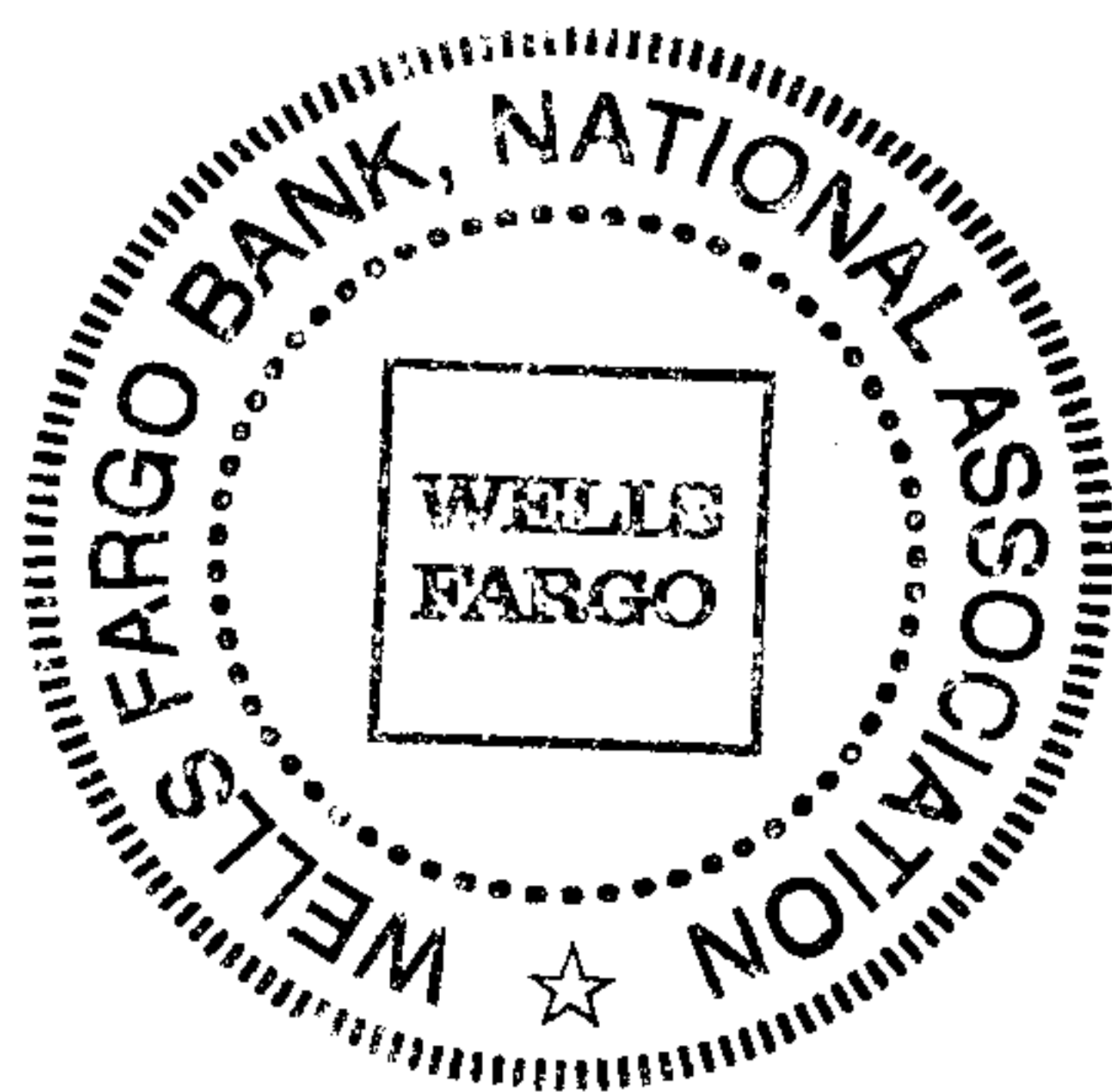
**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of NINE THOUSAND THREE HUNDRED FOUR Dollars (\$9,304.00) and/or other valuable consideration in hand paid by **Ralph E Howard** to the undersigned, **Wells Fargo Bank, N.A., successor by merger to Wachovia Mortgage Corporation**, (hereinafter referred to as the "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by the presents hereby remise, release, quitclaim and convey to the said Grantee the following described real estate situated in **SHELBY, COUNTY, Alabama**, to-wit:

A PARCEL OF LAND SITUATED IN THE STATE OF ALABAMA, COUNTY OF SHELBY, WITH A STREET LOCATION ADDRESS OF 75 HOWARD BRANCH RD; STERRETT, AL 35147-8602 CURRENTLY OWNED BY WILLIAM L HUMPHREY AND ANITA L HUMPHREY HAVING A TAX IDENTIFICATION NUMBER OF 05-3-05-0-001-007-000 AND FURTHER DESCRIBED AS BEG 390 S OF NE COR NE1/4 SE1/4 S5 T18S R2E; S420 W ALG N LN DAVIS RD 849 NW LY60 NELY837 TO POB. LESS COM NE COR SE1/4 S390 TO POB; CONT S420 W105 N4 26(S) NE105 TO POB. 05-3-05-0-001-007-000 75 HOWARD BRANCH RD; STERRETT, AL 35147-8603 BEING THE SAME PROPERTY DESCRIBED IN THAT DEED RECORDED ON 10/26/1998 IN INSTRUMENT NUMBER 1998-41740. Subject to all rights of way, easements, covenants and restrictions of record. Subject to current year ad valorem taxes, which are not yet due and payable.

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

**TO HAVE AND TO HOLD** to the said Grantee forever.

**IN WITNESS WHEREOF** the said Grantor has hereto set their hand and signature to this instrument of conveyance on this 26 day of March, 2014



Wells Fargo Bank, N.A., successor by merger to  
Wachovia Mortgage Corporation

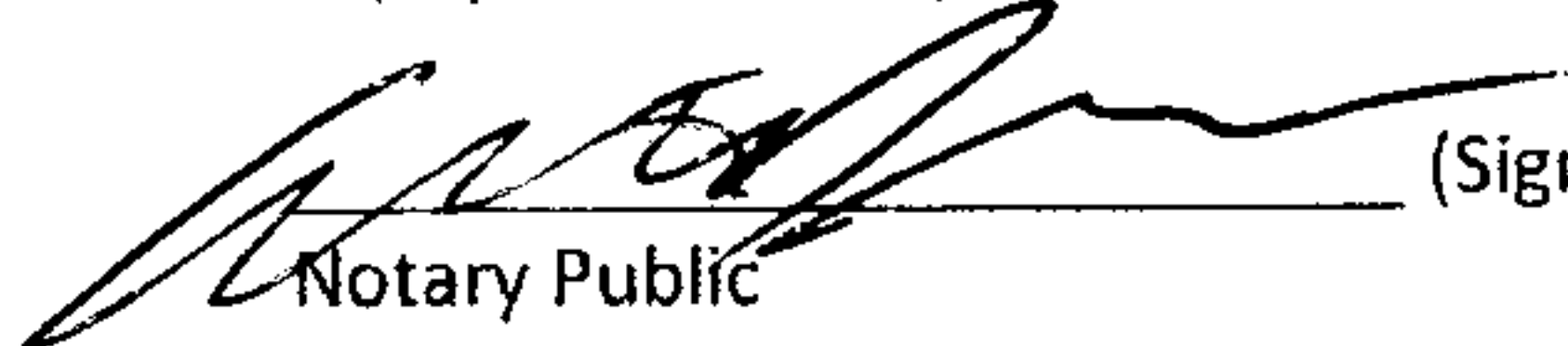
**TAMARA A STONE**  
Vice President Loan Documentation

Shelby County, AL 04/17/2014  
State of Alabama  
Deed Tax: \$9.50

State of Iowa

County Dallas

On this 26th day of March, A.D., 2014, before me, a Notary Public in and for said county, personally appeared Tanara A. Stone to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP LD (title) of said Wells Fargo Bank, N.A., successor by merger to Wachovia Mortgage Corporation, by authority of its board of (directors or trustees) and the said (officer's name) Tanara A. Stone acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

 (Signature)  
Notary Public



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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 Wells Fargo Bank Grantee's Name Ralph Howard  
 Mailing Address 8480 Stagelands Circle Mailing Address 42 Howard Branch Rd  
Fredrick MD Sterrett AL  
75052 35147

Property Address 75 Howard Branch Rd Date of Sale 4-8-2014  
Sterrett AL  
35147 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ 9304.00  
 or



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Assessor's Market Value \$ \_\_\_\_\_

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 Donation taxes &  
☐ Closing Statement Recording on land value

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 4-10-14

Unattested

(verified by)

Print

Sign

Dawn Collier  
[Signature]  
 (Grantor/Grantee/Owner/Agent) circle one