

This Instrument Prepared By:  
James F. Burford, III, Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice to:  
Nancy C. Gowens  
118 Scarlet Oak Drive  
Maylene, AL 35114

**QUITCLAIM DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

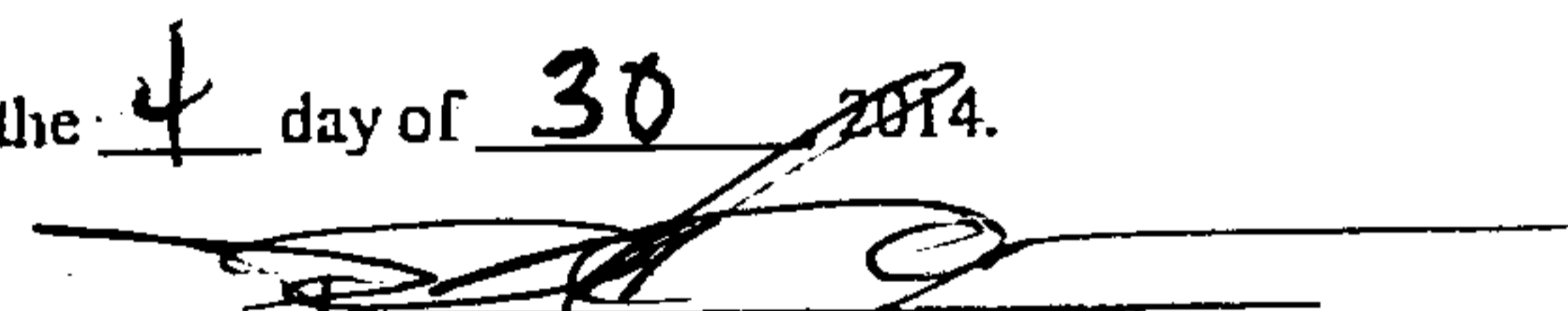
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of a value of \$136,750.00 which represents one-half of the assessed value of the property conveyed herein and which conveyance was ordered by the Circuit Court of Shelby County, Alabama in Shelby County Case Number DR-14-900026, and other good and valuable consideration in hand paid to the undersigned, David M. Gowens, unmarried (the Grantor) whose mailing address is 1000 Kent Dairy Road, Alabaster, AL 35007, the receipt of which is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to Nancy C. Gowens (hereinafter called Grantee) whose mailing address is 118 Scarlet Oak Drive, Maylene, AL 35114, all his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, the address of which is 118 Scarlet Oak Drive, Maylene, AL 35114, to-wit:

Lot 429, according to the Survey of Lake Forest, Fourth Sector, as recorded in Map Book 29, Page 93, in the Probate Office of Shelby County, Alabama.

This deed is given in order to comply with the Order in Shelby County, Alabama Circuit Court Case Number DR-14-900026.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, the said David M. Gowens, who is authorized to execute this conveyance, has hereunto set his hand and seal this the 4 day of 30 2014.

  
David M. Gowens

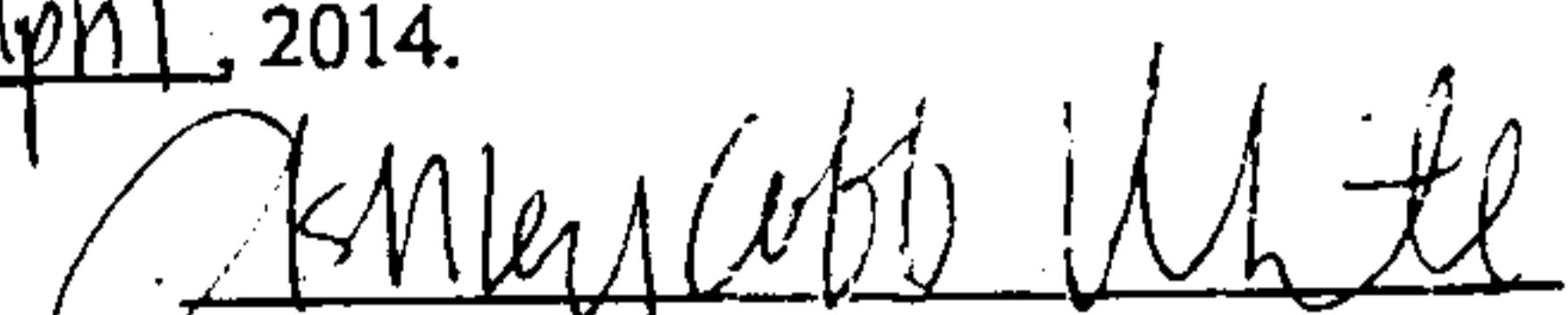
STATE OF ALABAMA )  
COUNTY OF Shelby )

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

Given under my hand and seal this 30 day of April, 2014.



20140507000137910 1/2 \$154.00  
Shelby Cnty Judge of Probate, AL  
05/07/2014 03:03:51 PM FILED/CERT

  
Notary Public  
My Commission Expires: 8/2/15

Shelby County, AL 05/07/2014  
State of Alabama  
Deed Tax: \$137.00

Real Estate Sales Validation Form

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

Grantor's Name
David M. Gowens
Mailing Address
1000 Kent Dairy Road
Alabaster, AL 35007
Property Address
118 Scarlet Oak Drive
Maylene, AL 35114

Grantee's Name
Nancy C. Gowens
Mailing Address
118 Scarlet Oak Drive
Maylene, AL 35114
Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$273,500 (1/2 = \$136,750.00) (Grantor was ordered to convey his undivided 1/2 interest in this property to Grantee pursuant to Shelby County Circuit Court Case Number DR-14-90026)

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
[X] Other One-half of Shelby County Tax Assessor's Market 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 4/30/14

Print DAVID M. GOWENS

[X] Unattested (Verified by)

Sign [Signature] Grantee

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Nancy C. Gowens, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of April, 2014.

[Signature]
Notary Public
My Commission Exp. 8/2/15