

PREPARED BY:

Wendy A. Hartley, Attorney
P.O. Box 381911
Birmingham, AL 35238

SEND TAX NOTICE TO:

Roger Donald Gardner
20 Breland Street
Wilsonville, AL 35186

STATE OF ALABAMA)
SHELBY COUNTY)



20140523000157070 1/3 \$131.50
Shelby Cnty Judge of Probate, AL
05/23/2014 11:08:15 AM FILED/CERT

QUIT CLAIM DEED

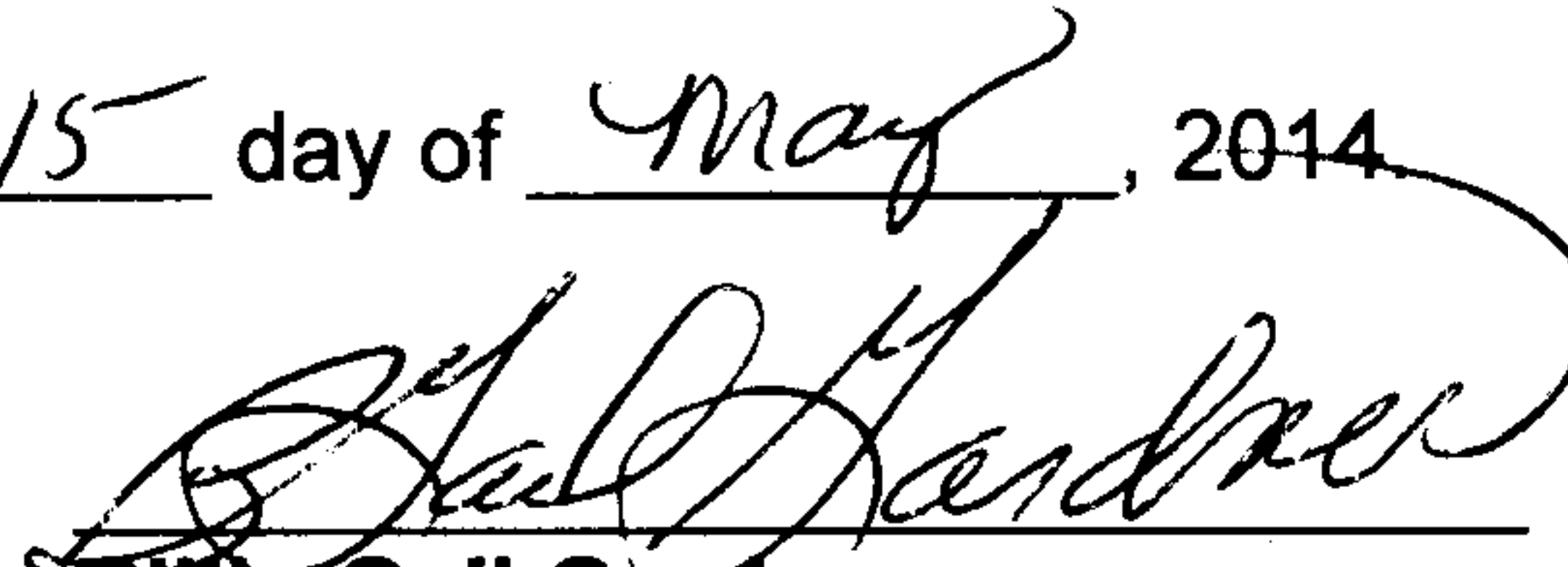
KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND 00/100 (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Billie Gail Gardner, an unmarried woman**, pursuant to the parties Final Judgment of Divorce dated the 15th day of May 2014, filed in Shelby County Case Number, DR 14-900192 hereby releases, quit claims, grants, sells and conveys to **Roger Donald Gardner** (herein called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

2.04 acres more particularly described as follows:

Commencing at the Northwest Corner of Section 27, township 19 south, Range 1 East, Shelby County, Alabama, then run South along the West boundary line of said section for a distance of 2629.03 feet; thence turn an angle of 89 degrees 35 minutes 04 seconds to the left and run a distance of 702.52 feet to the POINT OF BEGINNING; thence continue along last said course for a distance of 180.0 feet; thence turn an angle of 103 degrees 55 minutes 41 seconds to the left and run 540.76 feet to the southeasterly right of way line of US Highway No. 280; thence turn an angle of 94 degrees 52 minutes 30 seconds left to the chord of a curve to the right and run 180.0 feet along said chord; thence turn an angle of 85 degrees 40 minutes 36 seconds from chord to the left and run 482.16 feet to the point of beginning. Containing 2.04 acres more or less.

TO HAVE AND TO HOLD to said GRANTEE his heirs and assigns forever,

Given under our hands and seal, this 15 day of May, 2014.


Billie Gail Gardner

Shelby County, AL 05/23/2014
State of Alabama
Deed Tax: \$111.50

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public, in and for said County, in said State, hereby certify that, **Billie Gail Gardner, an unmarried woman**, 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 day the same bears date. Given under my hand and official seal, this the 15th day of May 2014.

Wendy A. Hartley
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/12/18



20140523000157070 2/3 \$131.50
Shelby Cnty Judge of Probate, AL
05/23/2014 11:08:15 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Billie Gail Gardner
Mailing Address 11048 Hwy 55
Storrett AL
35147

Grantee's Name Roger Donald Gardner
Mailing Address 20 Breland St
Wilsonville AL
35186

Property Address _____

Acreage

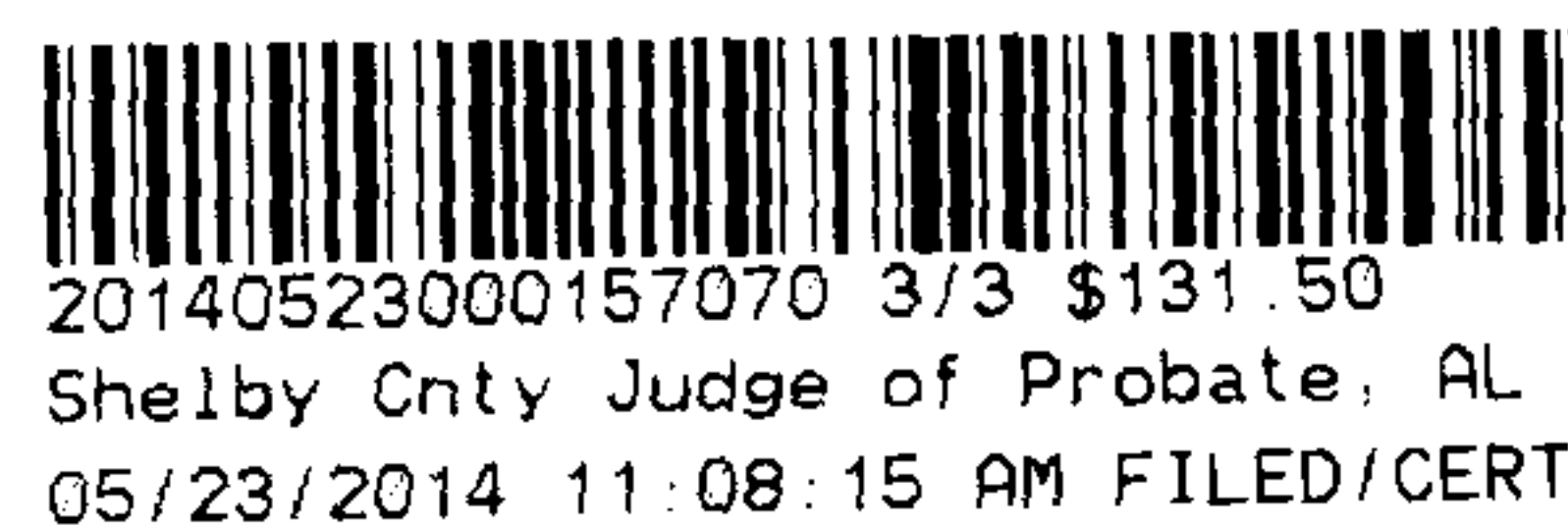
Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 222,160

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 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 5/23/14

Print

Roger D. Gardner

X Unattested

Karen Melsen Sign
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1