

This instrument prepared by:
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P.O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:
Ms. Denise Webster
301 Mardis Lane
Alabaster, Alabama 35007

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and No/100 Dollar (\$1,00), and other good and valuable consideration, including compliance with Final Judgment of Divorce, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **MATTHEW WEBSTER, an unmarried man** (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto **DENISE WEBSTER** (herein referred to as Grantee), all his right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NW 1/4 of Section 28, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 01 degrees 08 minutes 37 seconds East 125.22 feet; thence South 61 degrees 03 minutes 23 seconds West 296.95 feet to the point of beginning; thence South 61 degrees 03 minutes 23 seconds 276.72 feet; thence North 19 seconds East 397.92 feet; thence South 00 degrees 58 minutes 07 seconds East 319.90 feet to the point of beginning. Situated in Shelby County, Alabama.


Subject to:

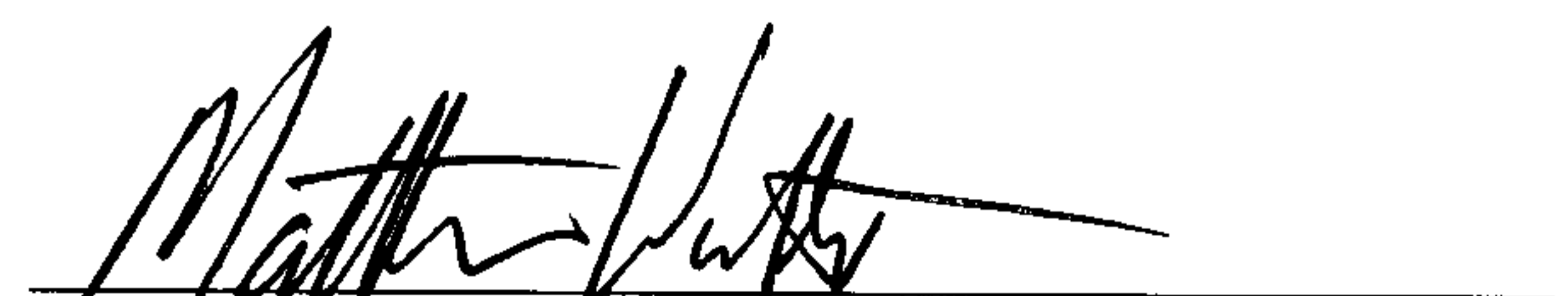
1. Ad valorem taxes for the year 2014 which are due and payable October 1, 2014.
2. All easements, rights-of-way, and restrictions of record affecting said property.

The Grantor, **MATTHEW WEBSTER**, and the Grantee, **DENISE WEBSTER**, were formerly Husband and Wife, and were divorced by the Circuit Court of Shelby County on or about March 31, 2014, Case No. DR-2012-900566.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11 day of July, 2014.


20140711000210270 1/3 \$41.50
Shelby Cnty Judge of Probate, AL
07/11/2014 11:17:44 AM FILED/CERT

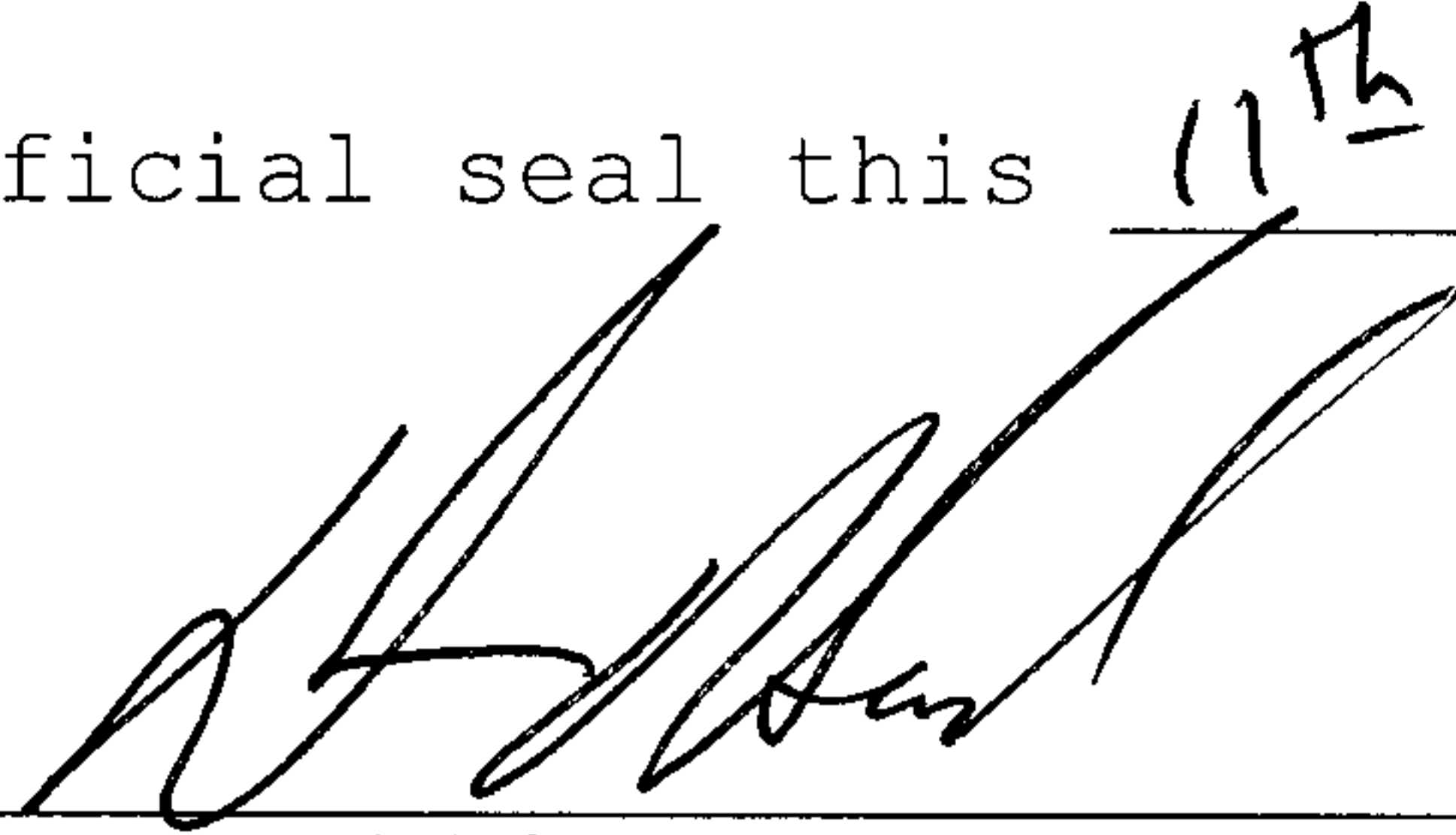

Matthew Webster

Shelby County, AL 07/11/2014
State of Alabama
Deed Tax: \$21.50

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **MATTHEW WEBSTER**, a single man, 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.

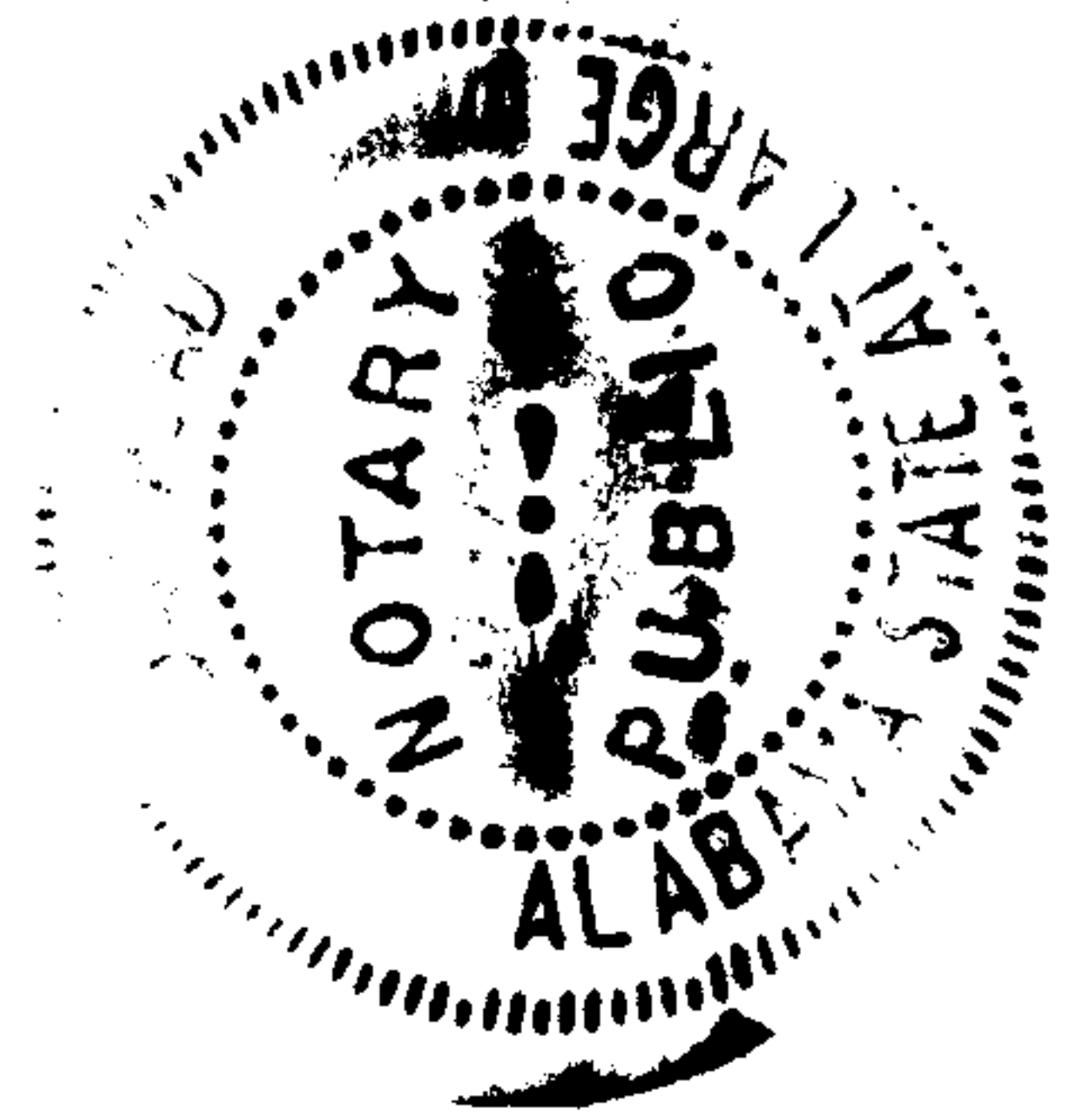
Given under my hand and official seal this 11th day of July, 2014.



Notary Public

My Commission Expires: 12-13-16


20140711000210270 2/3 \$41.50
Shelby Cnty Judge of Probate, AL
07/11/2014 11:17:44 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 : Matthew Webster
Mailing Address 4 Canopy Lane
West Blocton, AL 35184

Grantee's Name: Denise Webster
Mailing Address: 301 Mardis Lane
Alabaster, AL 35007

Property Address: 962 Mill Creek Road
Shelby, AL 35143

Date of Sale 7/11/14
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 42,900 ^{1/2} = 21,450.

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 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 7/11/14

Sign Denise G. Webster
(Grantor/Grantee/Owner/Agent) circle one

Print DENISE G. WEBSTER

Unattested

(Verified by)

