

PREPARED BY:
Rose M. Wilson
176 Wisteria Drive
Chelsea, AL 35043


20140811000250760 1/3 \$129.00
Shelby Cnty Judge of Probate, AL
08/11/2014 02:48:55 PM FILED/CERT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Stephen A. Wilson, Jr.
176 Wisteria Drive
Chelsea, AL 35043

MAIL TAX STATEMENTS TO:
Stephen A. Wilson, Jr.
176 Wisteria Drive
Chelsea, AL 35043

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 11th day of August, 2014, between Rose M. Wilson, a single person, whose address is 176 Wisteria Drive, Chelsea, Alabama 35043 ("Grantor"), and Stephen A. Wilson, Jr., a married person, whose address is 176 Wisteria Drive, Chelsea, Alabama 35043, and Rose M. Wilson, a single person, whose address is 176 Wisteria Drive, Chelsea, Alabama 35043 ("Grantees").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantees, as Tenants in Common, the property located in Shelby County, Alabama, described as:

Lot 431, according to the map and survey of Windstone IV Subdivision, as recorded in Map Book 27, Page 55, in the Probate Office of Shelby County, Alabama.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 15 3 06 1 002 003.000

IN WITNESS WHEREOF the Grantor has executed this deed on the 11 day of August, 2014.

8/11/14
Date Rose M. Wilson
Rose M. Wilson, Grantor

The State of Alabama
Shelby County

I, Kelly B. Mullin, hereby certify that Rose M. Wilson 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 11th day of August, A. D. 20 14

Kelly B. Mullin
Notary Public
Kelly B. Mullin
Notary Public State At Large
My Commission expires: _____
Commission Expires
June 28, 2017


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IN WITNESS WHEREOF the Grantees have executed this deed on the 11th day of August,
2014.

8/11/14
Date
Stephen A. Wilson, Jr.
Stephen A. Wilson, Jr., Grantee

8/11/14
Date
Rose M. Wilson
Rose M. Wilson, Grantee

The State of Alabama
Shelby County

I, Kelly B. Mullin, hereby certify that Stephen A. Wilson Jr 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 11th day of August, A. D. 2014

Kelly B. Mullin
Notary Public
Kelly B. Mullin
My Commission expires: _____
Notary Public State At Large
Commission Expires
June 28, 2017

Witnessed by:
Jessica Holland
Printed name: JESSICA HOLLAND
Address: 112 N. Main St.
Columbiana AL 35051

Kim Brasher
Printed name: Kim Brasher
Address: 112 N. Main St
COLUMBIANA, AL 35051

Real Estate Sales Validation Form

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

Grantor's Name Rose M Wilson
Mailing Address 8360 Serene Lake Rd
McCalla AL 35111

Grantee's Name Stephen Wilson
Mailing Address 176 Wisteria Drive
Chelsea AL 35043
Rose M. Wilson

Property Address 176 Wisteria Drive
Chelsea AL 35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 217,000

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
 Closing Statement

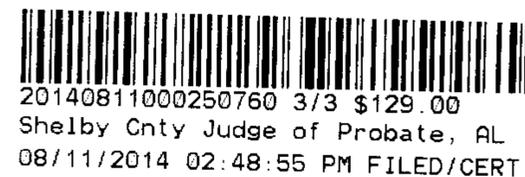
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 :



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 8/11/14

Print Rose M. Wilson

Sign Rose M. Wilson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one