

Send Tax Notice to:

RODERICK R. PAIR, Sr.
232 Henhouse Rd.
Wilsonville, AL
35186

TITLE NOT EXAMINED

This instrument prepared by:

F.A. Branscomb Beavers, Esq.

BEAVERS LAW FIRM, INC.

Mountain Brook Center

2700 Highway 280 East, Ste. 160

Birmingham, AL 35223

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

In consideration of one hundred dollars (\$100.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the undersigned, Martha Pair Cox ("referred to herein as Grantor"), an unmarried widowed woman, does hereby release, remise, quitclaim, and convey unto Roderick R. Pair, ("Grantee"), a married man, subject to the matters hereinafter set forth, all of Grantor's interest in the real estate situated in Shelby County, Alabama, which is more particularly described as follows, to-wit:

PARCEL 1

Commence at the SW Corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 210.00'; thence S89°23'00"E, a distance of 55.80'; thence N00°13'17"W, a distance of 416.58' to the POINT OF BEGINNING; thence N00°14'43"W, a distance of 199.85'; thence S89°22'46"E, a distance of 416.78'; thence S00°02'45"W, a distance of 200.21'; thence N89°19'40"W, a distance of 415.77' to the POINT OF BEGINNING.

Said Parcel containing 1.91 acres, more or less.

Being one and the same real estate as described as Parcel 1 in the survey prepared by Rodney Y. Shiflett, Al. Reg. #21784, dated March 11, 2013.

The above-described real estate is not the homestead of the Grantor.

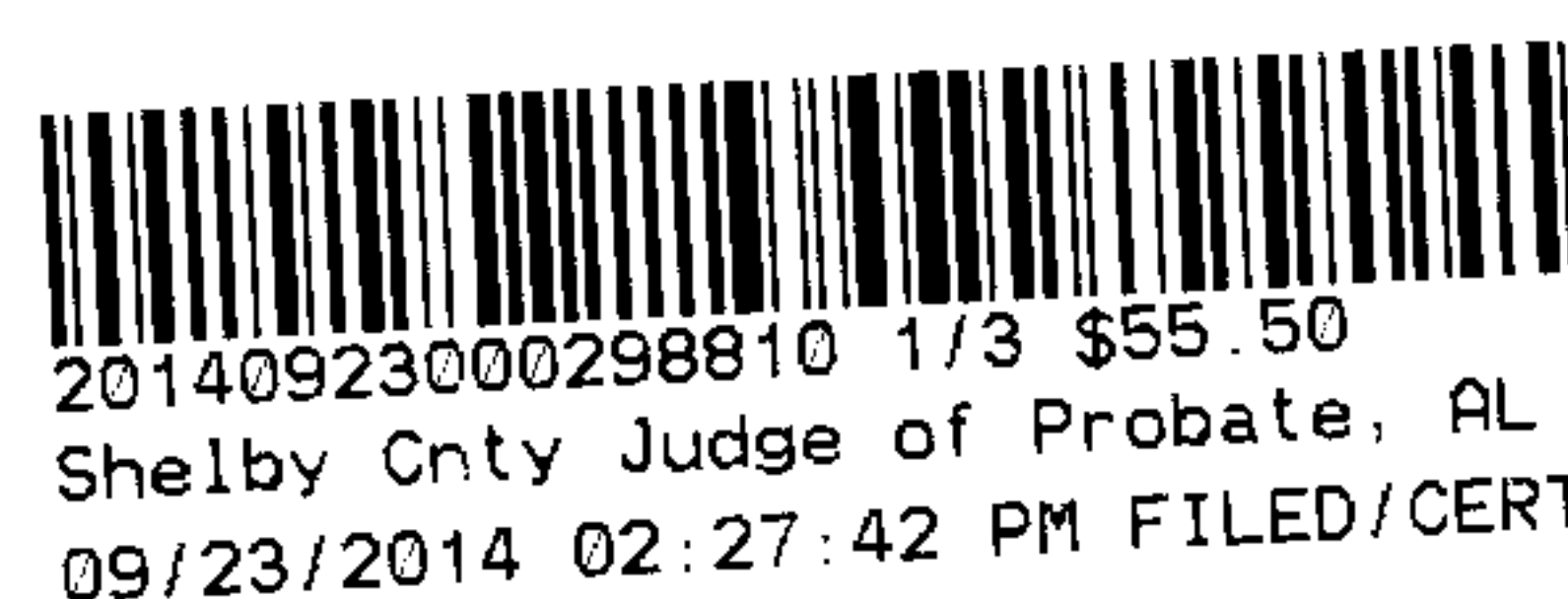
TO HAVE AND TO HOLD unto Grantee, Grantee's heirs and assigns forever.

The preparer of this instrument makes no representation as to the status of the title conveyed herein.

IN WITNESS WHEREOF, Grantor has set Grantor's hand and seal on the 23rd day of September, 2014.

Martha Pair Cox
Martha Pair Cox

Shelby County, AL 09/23/2014
State of Alabama
Deed Tax: \$35.50

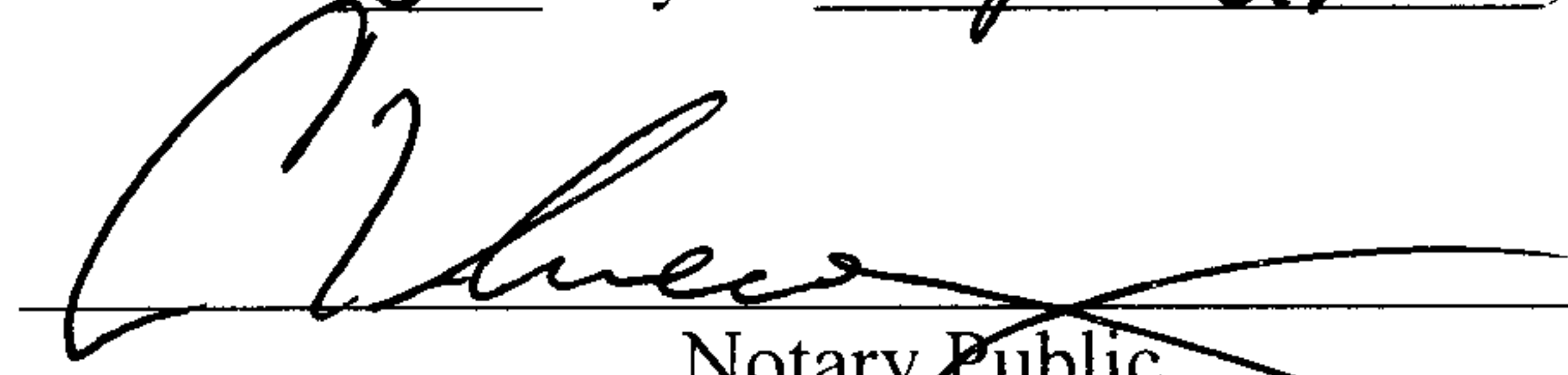


STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Martha Pair Cox, 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 instrument, she executed the same voluntarily on the day the same bears date.

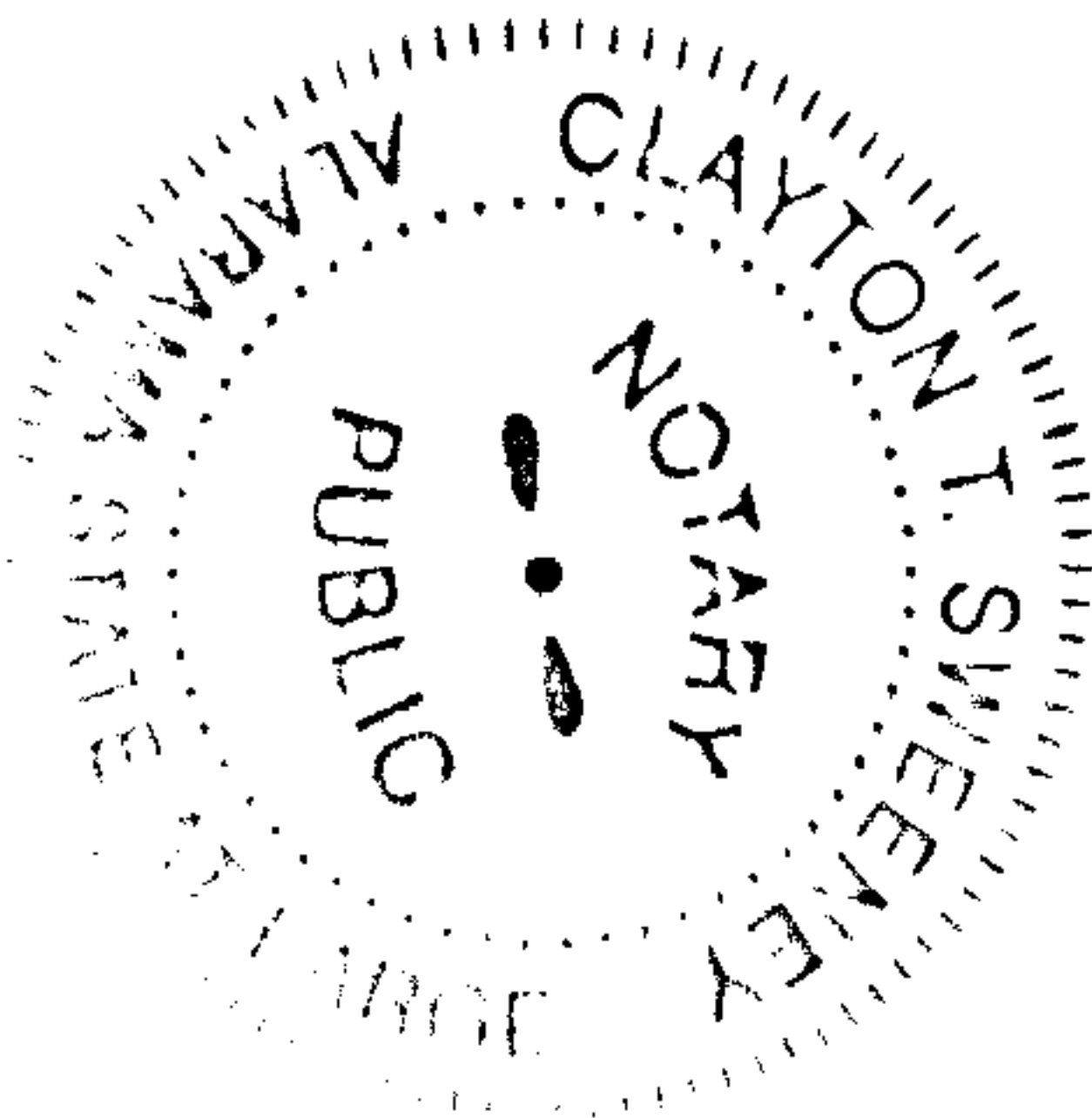
Given under my hand and official seal on the 23rd day of September, 2014.




Notary Public

[NOTARIAL SEAL]

My commission expires: 6-5-2015




20140923000298810 2/3 \$55.50
Shelby Cnty Judge of Probate, AL
09/23/2014 02:27:42 PM 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 Martha Pair Cox

Grantee's Name Roderick R. Pair

Mailing Address 8500 Hwy. 51
Westover, AL 35147

Mailing Address 232 Henhouse Rd,
Milsonville, AL 35186

Property Address 10166 Hwy. 55
Westover, AL 35147

Date of Sale 9-23-14

Total Purchase Price \$ _____

or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$ 35,300

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 – 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 9-23-14

Print MARTHA PAIR COX

Unattested

(verified by)

Sign Martha Pair Cox
(Grantor/Grantee/Owner/Agent) circle one

