

**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

**Mitchell A. Spears**

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

**Johnny McNeel and**

**Margaret McNeel**

4210 Hwy 10

Montevallo AL 35115

**Minimum Value: \$3,000.00**

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**QUITCLAIM DEED**

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STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, to **WOODROW POLK AND MARY POLK**, (the “**Grantor**” herein, whether one or more), in hand paid by **JOHNNY McNEEL AND MARGARET McNEEL**, (the “**Grantee**” herein, whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate located in **SHELBY** County, Alabama, to wit:

**BEG 150’(S) N OF SE COR OF SW1/4 OF SW1/4 OF NW1/4 N 50’(S) W 170’ S 50’(S) E TO POB SEC12 T22S R4W SD 50X170IRR DB 242 P 539 05/30/1966 BEAT20**

**GRANTEE PROVIDED THE ABOVE REFERENCED LEGAL DESCRIPTION TO THE DRAFTING ATTORNEY, SAME HAVING BEEN DERIVED FROM THE TAX NOTICE RELATING TO PARCEL NUMBER 26 1 12 0 000 006.002, AS MAINTAINED WITH THE SHELBY COUNTY TAX COMMISSIONER. IN THE EVENT THAT THERE IS ANY VARIANCE BETWEEN THE LEGAL DESCRIPTION HEREIN CONTAINED, AND THAT OF THE ACTUAL LEGAL DESCRIPTION OF THE PROPERTY IDENTIFIED BY THE ABOVE REFERENCED PARCEL IDENTIFICATION NUMBER, IT IS THE INTENT OF GRANTORS TO CONVEY THE ENTIRETY OF THE PARCEL IDENTIFIED BY SAID PARCEL IDENTIFICATION NUMBER.**

**SOURCE OF TITLE: DB 242, P 539.**

**SUBJECT TO:**

- Taxes for 2014 and subsequent years.
- All rights, reservations and restrictions of record.



20141105000349850 1/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
11/05/2014 12:25:10 PM FILED/CERT

Shelby County, AL 11/05/2014  
State of Alabama  
Deed Tax: \$3.00

TO HAVE AND TO HOLD to the said **JOHNNY McNEEL** and **MARGARET McNEEL**, and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, we have set our hands and seals this 3rd day of Nov, 2014.

X (Seal)  
WOODROW POLK  
HIS "X" MARK

Mary Polk (Seal)  
MARY POLK

STATE OF ALABAMA  
COUNTY OF SHELBY

ATTESTATION CLAUSE

We, Mitchell A. Spears and Pleasia F. Spears, the undersigned witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that Grantor, **Woodrow Polk**, by making His "X" Mark, executes this instrument as a Deed of Conveyance and that he executes it willingly and each of us, in the presence and hearing of said Grantor, hereby signs this instrument as witness to said Grantor's execution, and that to the best of our knowledge, the Grantor is nineteen (19) years of age or older, of sound mind and under no constraint or undue influence. We are informed by said Grantor that he is executing this instrument by making his "X" mark, due to the fact that he is physically impaired and unable to sign his own name.

P. O. Box 119  
Montevallo, AL 35115  
Address

Mitchell A. Spears  
Witness


P. O. Box 119  
Montevallo, AL 35115  
Address

Pleasia F. Spears  
Witness

STATE OF ALABAMA  
COUNTY OF SHELBY

GENERAL ACKNOWLEDGMENT

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **WOODROW POLK**, 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 that same bears date. I further certify that said Grantor has informed me and his witnesses that he is executing this document by making his "X" mark due to the fact that he is physically impaired and unable to sign his own name.

  
20141105000349850 2/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
11/05/2014 12:25:10 PM FILED/CERT



Given under my hand and official seal, this the 3rd day of Nov., 2014.

Lyn Michele K. Stamp

Notary Public

My Commission Expires: 5/17/2015

STATE OF ALABAMA  
COUNTY OF SHELBY

GENERAL ACKNOWLEDGMENT

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **MARY POLK**, 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 3rd day of Nov., 2014.

Lyn Michele K. Stamp

Notary Public

My Commission Expires: 5/17/2015



20141105000349850 3/4 \$26.00  
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# Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Woodrow Polk  
Mailing Address Mary Polk  
4280 Hwy 10  
Montevallo AL 35115

Grantee's Name Johnny McNeel  
Mailing Address Margaret McNeel  
4120 Hwy 10  
Montevallo AL 35115

Property Address 4210 Hwy 10  
Montevallo AL 35115

Date:   
Total Purchase Price \$   
Or  
Actual Value \$   
Or  
Assessor's Market Value \$ 3,000.00

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 Obtained by Tax Assessment Records

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).

Print Mitchell A. Spears, Attorney at Law

Sign 



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Shelby Cnty Judge of Probate, AL  
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