

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:

(Name) James Wilder

(Address) 195 Birmingham Street

Montevallo AL 35115

*Minimum Value: Not Required

QUITCLAIM DEED

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 **JAMES HATHCOCK, a married man**, (the “**Grantor**” herein, whether one or more), in hand paid by **JAMES WILDER and CHRISTINA WILDER** (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:

A part of Lot 15, Block 1, according to the survey of Birmingham Junction, made by J.E.Bozeman, as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama, described as follows: Commence at the NE corner of Lot 15, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, and run South along the East line of said Lot 15 for a distance of 238.89 feet to the point of beginning; thence continue along last described course a distance of 173.71 feet to the North boundary of Birmingham Street; thence right 87 degrees 49 minutes 35 seconds and run Westerly along Birmingham Street 140.03 feet; thence right 90 degrees 11 minutes 24 seconds and run Northerly leaving said Street for a distance of 171.00 feet; thence right 88 degrees 47 minutes 45 seconds and run Easterly 146.07 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated August 8, 2003.

THIS DEED IS INTENDED TO CORRECT PROBLEMS EXISTING WITHIN THE CHAIN OF TITLE RELATED TO PRIOR CONVEYANCES INVOLVING ERRONEOUS LEGAL DESCRIPTIONS, FOR NOMINAL CONSIDERATION, FOR THE PURPOSE OF PERFECTING THE TITLE TO SUBJECT REAL PROPERTY. PURSUANT TO ALABAMA CODE SECTION 4-22-1, THIS CONVEYANCE IS EXEMPT FROM RECORDING TAX.

SUBJECT TO:

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

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF THE PROPERTY OF GRANTOR NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to the said **James Wilder and Christina Wilder**, and Grantees’ heirs and assigns forever.



20141124000367670 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/24/2014 08:04:09 AM FILED/CERT

TO HAVE AND TO HOLD to the said **James Wilder and Christina Wilder**, and
Grantees' heirs and assigns forever.

Given under my hand and seal this 20th day of Nov., 2014.

James Hathcock (Seal)
JAMES HATHCOCK

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand, this 20th day of Nov., 2014.

MCJ
Notary Public
My commission expires: 07/31/17

Real Estate Sales Validation Form

Form RT-1

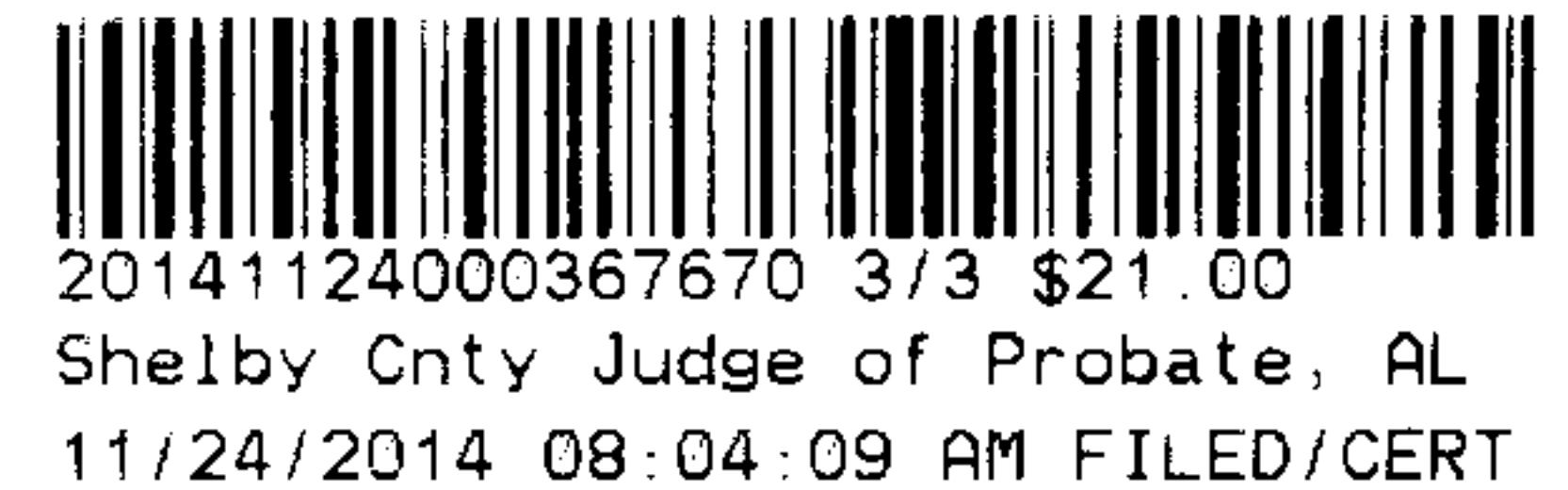
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James Hathcock
529 Co Rd 375
 Mailing Address Billingsley AL 36006

Grantee's Name James Wilder
Christina Wilder
 Mailing Address 195 Birmingham Street
Montevallo AL 35115

Property Address 195 Birmingham Street
Montevallo AL 35115

Total Purchase Price \$ Not Required
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$



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

 Appraisal
 X Other Nominal consideration deed to perfect title.

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).

 11/20/14
 Mitchell A. Spears, Attorney at Law