

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: Mount Olive

(Name) Missionary Baptist Church

(Address) P. O. Box 10

Wilton, AL 35187

*Minimum Value: \$4,000.00

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 FITTS (a/k/a JAMES W. FITTS)**, an unmarried man, (the "Grantor" herein, whether one or more), in hand paid by **MOUNT OLIVE MISSIONARY BAPTIST CHURCH, an unincorporated religious organization** (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:

Lot 16, Block 4, of the G A Nabors survey in Wilton, Alabama, as recorded in map book 3, page 33 in the Probate Office of Shelby County, Alabama. Located in Section 8, Township 24 North, Range 12 East, and assigned ad valorem tax ID 36 3 08 1 000 014.000.

SUBJECT TO:

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

JAMES FITTS IS ONE AND THE SAME PERSON AS JAMES W. FITTS, AND SOMETIMES USES SAID NAMES INTERCHANGEABLY.

TO HAVE AND TO HOLD to the said **Mount Olive Missionary Baptist Church**, and its Grantees' heirs and assigns forever.

Given under my hand and seal this 2nd day of December, 2014.



20141204000380980 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
12/04/2014 10:41:20 AM FILED/CERT


JAMES FITTS

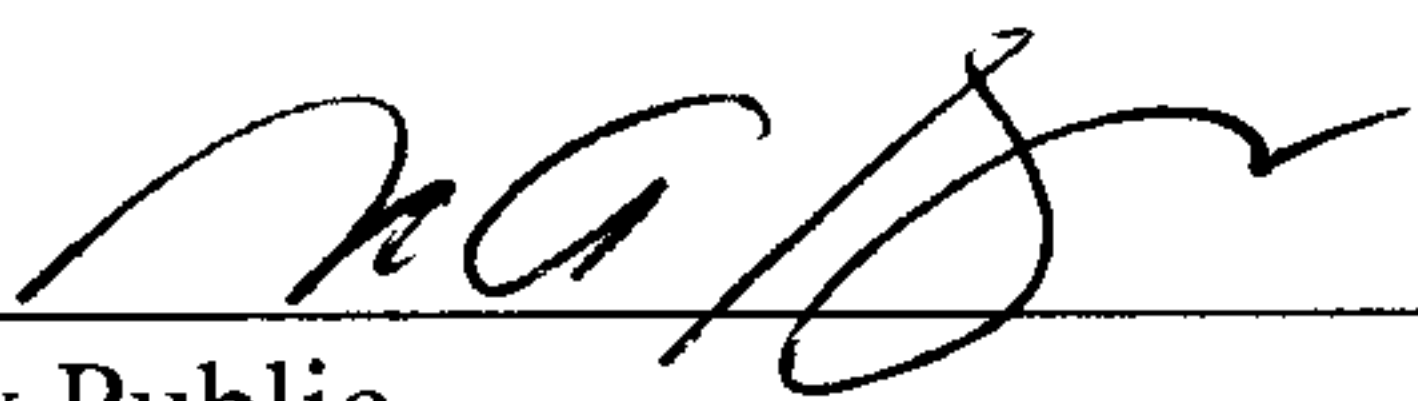
(Seal)

Shelby County, AL 12/04/2014
State of Alabama
Deed Tax: \$4.00


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 FITTS**, 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 2nd day of December, 2014.



Notary Public
My commission expires: 07/31/17


20141204000380980 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
12/04/2014 10:41:20 AM FILED/CERT

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 Fitts
Mailing Address P. O. Box 100
Wilton, AL 35187

Grantee's Name Mount Olive Missionary Baptist Church
Mailing Address P. O. Box 10
Wilton, AL 35187

Property Address 494 Depot Street
Wilton, AL 35187

Date: December 2, 2014
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 4,000.00

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
XX Other A primary gift

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 James Fitts

Sign 


20141204000380980 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
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