

Prepared By:

DOROTHY L. STEPHENS
3081 HIGHWAY 25 SOUTH
WILTON, Alabama 35187

After Recording Return To:

CARL AND LILLIAN MONTGOMERY
3095 HIGHWAY 25 SOUTH
WILTON, Alabama 35187

Shelby County, AL 12/29/2014
State of Alabama
Deed Tax: \$181.50



20141229000405120 1/4 \$204.50
Shelby Cnty Judge of Probate, AL
12/29/2014 08:54:25 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On April 07, 2014 THE GRANTOR(S),

- DOROTHY L. STEPHENS, a single person,
for and in consideration of: \$100.00 and/or other good and valuable consideration conveys,
releases and quit claims to the GRANTEE(S):

- CARL MONTGOMERY and LILLIAN MONTGOMERY, a married couple, residing
at 3095 HIGHWAY 25 SOUTH, WILTON, SHELBY County, Alabama 35187
the following described real estate, situated in WILTON, in the County of SHELBY, State of
Alabama:

Legal Description: A parcel of land situated in the Northwest Quarter of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows: Beginning at a point on the Northwest side of the Montevallo and Wilton Road (which is now designated as Alabama Highway No. 25) 920 feet Southwest of the Intersection or said Northwest side of said road with the North line of Section 9, Township 24, Range 12 East (said point being the Southeast corner of the F.C. and M.F. Edwards lot); thence run in a Southwesterly direction along the Northwest margin of said Montevallo and Wilton Public Road 430 feet, more or less, to the South line of a public road leading towards the Norfolk Southern Railway; thence in a Westerly direction along South line of said Public Road a distance of 568 feet, more or less, to the East right of way line of the Norfolk Southern Railway, thence Northeasterly along said East right of way line of said Railway to the intersection thereof with said F.C. and M.F. Edwards lot (as shown by deed recorded in Deed Book 221 at page 598, Office of Judge of Probate of Shelby County, Alabama); thence run Southeasterly along the South line of said Edwards lot 463 feet, more or less, to the point of beginning. Being the same property conveyed by Beatrice Tatum Chappelle, a widow and J.W. Tatum, Jr. an unmarried man by deed dated 23rd July, 1966, and

filed 30th July, 1966, and recorded in Deed Book 243, page 796 in the Probate Office of Shelby County, Alabama to Gray M. Strother and Nell S. Strother.

Grantor does hereby convey, release and ~~quit~~ **grant** all of the Grantor's rights, title, and interest in and to the above described property and ~~promises~~ to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) 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 Number: 36 2 09 2 002 006.000

Mail Tax Statements To:
CARL AND LILLIAN MONTGOMERY
3095 HIGHWAY 25 SOUTH
WILTON, Alabama 35187

[SIGNATURE PAGE FOLLOWS]



20141229000405120 2/4 \$204.50
Shelby Cnty Judge of Probate, AL
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Grantor Signatures:

DATED: 4-7-14

Dorothy L. Stephens

DOROTHY L. STEPHENS
3081 HIGHWAY 25 SOUTH
WILTON, Alabama, 35187

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 7 day of April, 2014, before me,
Charlotte Conwell, personally appeared DOROTHY L. STEPHENS,
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Charlotte Conwell

Notary Public

Notary Public

Title (and Rank)

My commission expires _____

**My Commission Expires
08-27-2017**

Signature and Notary for Quit Claim Deed regarding 3095 HIGHWAY 25 SOUTH


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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Dorothy Stephens
3081 Highway 25
South
Wilton AL 35187

Grantee's Name
Mailing Address

Carl Lillian
Montgomery
3025 Highway 25
South Wilton AL
35187

Property Address

2081 Hwy 25 S
Wilton AL 35187

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 181,100



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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

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

12-29-14

Print

Carl Lillian Montgomery

Sign

Carl Lillian Montgomery

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1