

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424


20150126000027100 1/4 \$128.50
Shelby Cnty Judge of Probate, AL
01/26/2015 02:27:17 PM FILED/CERT

QUITCLAIM DEED

Fair Market Value: \$208,290.00

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 01/26/2015
State of Alabama
Deed Tax: \$104.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, ROBERT SCOTT WILSON a/k/a R. SCOTT WILSON, a married man who acquired title as a single man, and his spouse, AMY STEWART WILSON (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell and convey unto ROBERT SCOTT WILSON, a married man (herein referred to as grantee, whether one or more) the following-described real estate:

Real property in the City of CALERA, County of SHELBY, State of Alabama, described as follows:

LOT 743, ACCORDING TO THE SURVEY OF WATERFORD COVE-SECTOR 1, AS RECORDED IN MAP BOOK 28, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to R. SCOTT WILSON, AN UNMARRIED MAN from JANICA T. WILSON, AN UNMARRIED WOMAN AND R. SCOTT WILSON, AN UNMARRIED MAN WHO ACQUIRED TITLE AS WIFE AND HUSBAND, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, by deed dated October 31, 2007 and recorded February 08, 2008 in INSTRUMENT NO. 20080208000054200 of official records.

Commonly known as: 309 WATERFORD COVE TRL, CALERA, AL 35040
APN #: 22 7 35 2 004 007.000

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

 WILSON
48771006

FIRST AMERICAN ELS
QUIT CLAIM DEED



AL

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13 day of JUNE, 2014.

Robert Scott Wilson
A/K/A R. Scott Wilson
ROBERT SCOTT WILSON a/k/a
R. SCOTT WILSON

Amy Stewart Wilson
AMY STEWART WILSON

Grantor Address:
309 Waterford Cove Trail
Calera, AL 35040

Grantee Address:
309 Waterford Cove Trail
Calera, AL 35040

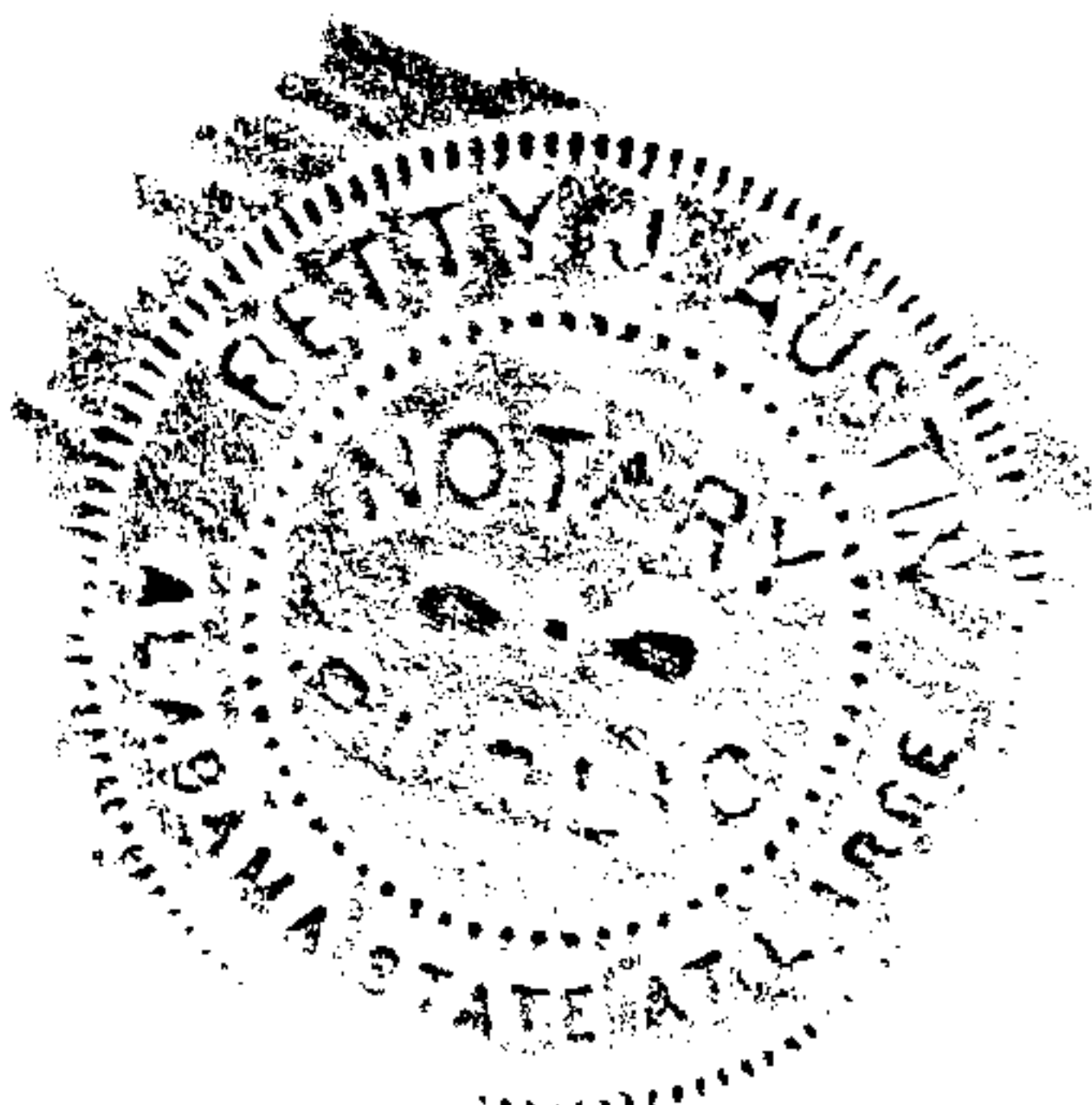
STATE OF ALABAMA

COUNTY OF SHELBY


20150126000027100 2/4 \$128.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ROBERT SCOTT WILSON a/k/ R. SCOTT WILSON, 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 the same bears date.

Given under my hand this the 13th day of June, 2014.



Betty J. Austin
Print Name: Betty J. Austin

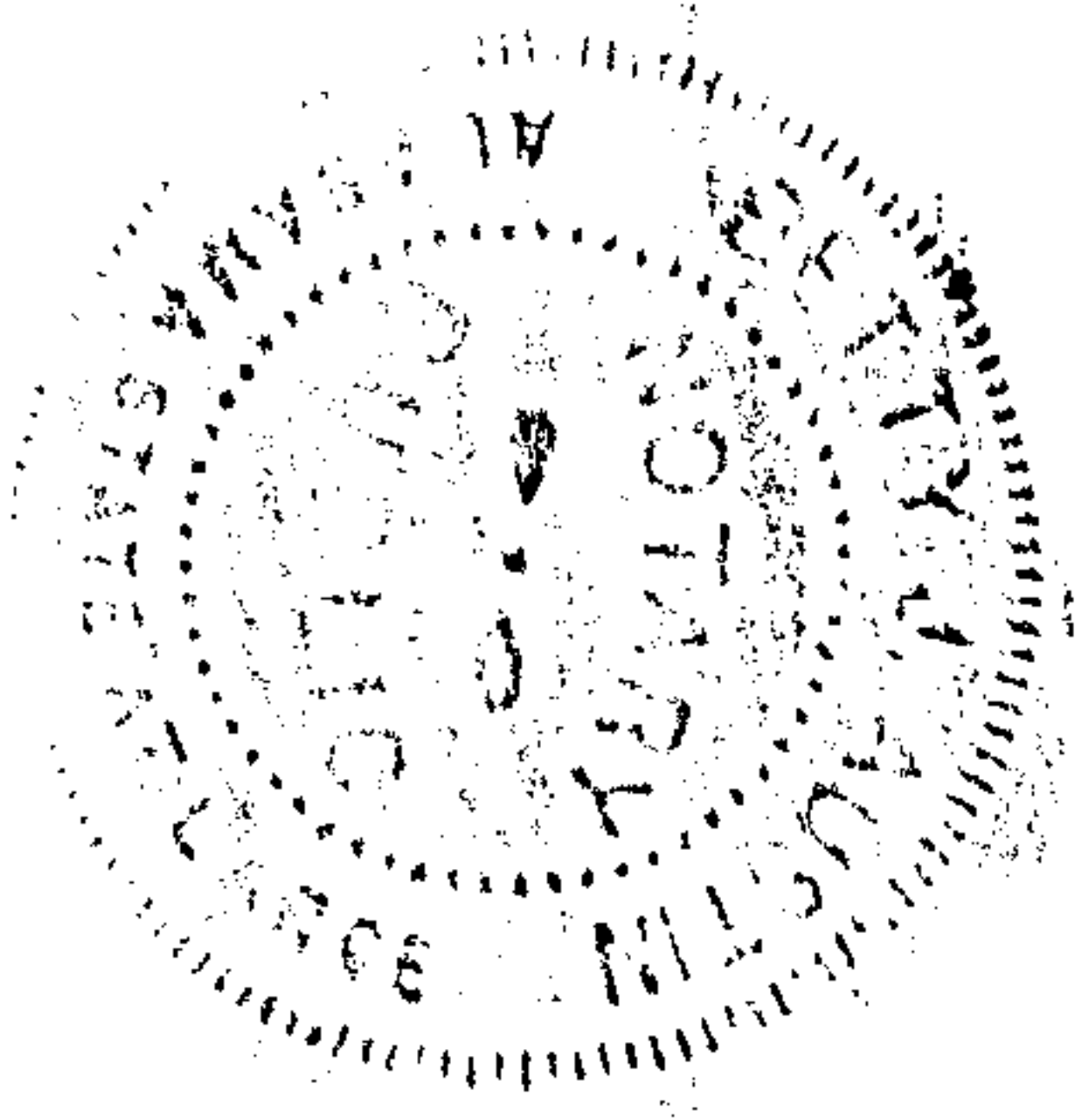
Commission Expires: 7-25-2015

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that AMY STEWART WILSON, 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 the same bears date.

Given under my hand this the 13th day of June, 2014.



Betty J. Austin

Print Name: Betty J. Austin

Commission Expires: 7-25-2015



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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

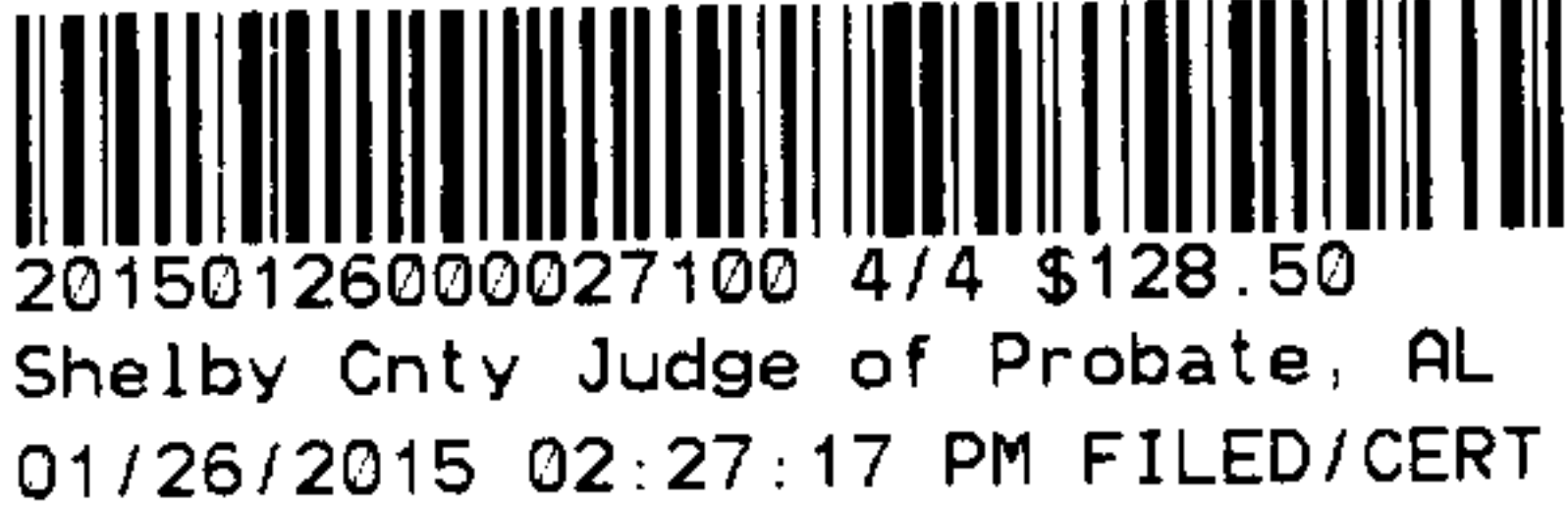
Grantor's Name Robert + Scott Wilson AKA R. Scott Wilson + Amy Stewart Wilson
Mailing Address 309 Waterford Cove Tr.
Calera, AL 35040

Grantee's Name Robert Scott Wilson
Mailing Address 309 Waterford Cove Tr.
Calera, AL 35040

Property Address 309 Waterford Cove Tr.
Calera, AL 35040

Date of Sale June 13, 2014
Total Purchase Price \$ 0

or
Actual Value \$ 0



Assessor's Market Value \$ 208,290.00
TRANSFER TAX Being Paid on 1/2 AMV: \$104,145.00

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
☒ Other Assessor's Office

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 July, 14, 2014

Print Jennifer Liese

Sign Jennifer Liese
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)