

Send Tax Notice To:



20150204000037770 1/3 \$171.00
Shelby Cnty Judge of Probate, AL
02/04/2015 02:46:46 PM FILED/CERT

William D. Edwards
P.O. Box 165
Wilsonville, Alabama 35186

Value \$151,000.00

Quitclaim Deed

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS (\$10.00) to PAMELA M. EDWARDS, an unmarried woman, in hand paid by WILLIAM D. EDWARDS the receipt whereof is hereby acknowledged I do remise, release, quit claim and convey to the said WILLIAM D. EDWARDS all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northwest quarter of the Southeast quarter of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Beginning at the Northwest corner of the Northwest quarter of the Southeast Quarter of said Section 26; thence South 00 degrees 17 minutes 13 seconds East; along the west line of said sixteenth section, a distance of 1277.52 feet to the center of County Highway No. 56; thence along the center of said highway the following bearings and distances; North 62 degrees 22 minutes 38 seconds East a distance of 147.53 feet, North 59 degrees 31 minutes 12 seconds East a distance of 204.36; North 58 degrees 05 minutes 26 seconds East a distance of 151.72 feet; North 59 degrees 59 minutes 26 seconds East a distance of 92.15 feet; North 65 degrees 57 minutes 36 seconds East a distance of 66.79 feet; North 79 degrees 16 minutes 27 seconds East a distance of 56.00 feet; South 88 degrees 33 minutes 15 seconds East a distance of 80.25 feet; thence North 00 degrees 07 minutes 19 seconds West a distance of 944.67 feet to the North line of said sixteenth section; thence South 89 degrees 54 minutes 36 seconds West along the North line of said sixteenth section, a distance of 712.42 feet to the Point of Beginning.

According to the survey of Frank W. Wheeler, dated September 15, 1997.

This property is not the homestead of the Grantor. This conveyance complies with the terms of the Agreement of the Parties to be made part of a Final Judgment of Divorce rendered in Shelby County Circuit Court bearing Case No. DR 2013-900296.

To have and to hold to the said WILLIAM D. EDWARDS, his heirs and assigns forever.

Given under my hand and seal this 2th day of January, 2015.

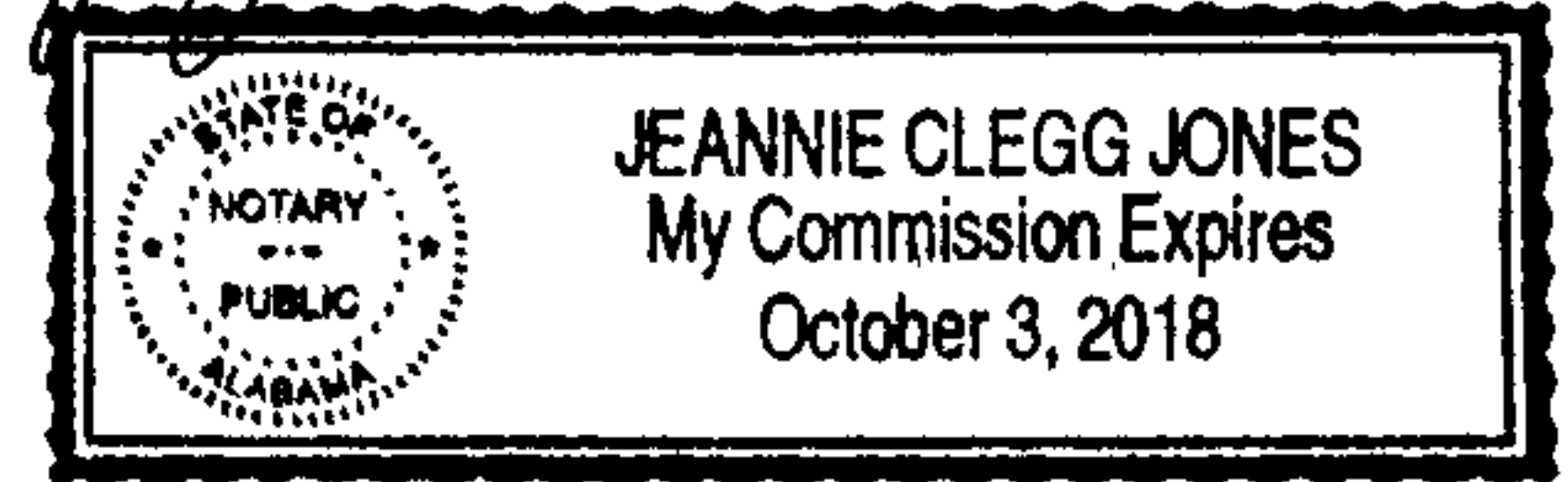
Pamela M. Edwards
PAMELA M. EDWARDS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that PAMELA M. EDWARDS, an unmarried woman, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 12th day of January A.D. 2015.

Jeannie Clegg Jones
Notary Public



THIS DEED PREPARED BY: T. SHANE SMITH, Attorney at Law
2025 Third Avenue North, Suite 500, Birmingham, Alabama 35203

This conveyance prepared without the benefit of current survey.
Attorney makes no representations as to the legal description of this property.



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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 PAMELA M. EDWARDS
Mailing Address 2805 HIGHWAY 56
WILSONVILLE, AL 35186

Grantee's Name WILLIAM D. EDWARDS
Mailing Address 2805 HIGHWAY 56
WILSONVILLE, AL 35186

Property Address 2805 HIGHWAY 56
WILSONVILLE, AL 35186

Date of Sale 1/27/15

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 151,000⁰⁰

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 1/27/15

Print DAVID W. LEWIS

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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