

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Johnnie Lutz
106 Idlewood Dr
Montevallo, AL 35115

33040 ÷ 2 = 16545

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand Dollars and no/100 Dollars (\$5000.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **Kelly Argo Lutz**, a married woman, and **Johnnie Lutz**, a married man, hereinafter called "Grantors," does hereby GRANT, CONVEY, and QUITCLAIM unto **Johnnie Lutz**, hereinafter called "Grantees", all my right, title and interest in and to the following real estate, situated in **Shelby County**, Alabama, to wit:

SEE EXHIBIT A (Tax ID 362 09 3001 036.⁰⁰¹~~00~~ and 362 09 3001 036.005)

NOTE: THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE SEARCH.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 4th day of February, 2015.

Johnnie Lutz
Johnnie Lutz

Kelly Argo Lutz
Kelly Argo Lutz

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, **Kelly Argo Lutz**, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4th day of February 2015.
Shelby County, AL 02/11/2015
State of Alabama
Deed Tax: \$17.00

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/23/16

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, **Johnnie Lutz**, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4th day of February 2015.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/23/16

20150211000044970 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
02/11/2015 12:41:19 PM FILED/CERT

A parcel of land containing 1 acre, more or less, located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 24, Range 12 East, Shelby County, Alabama, described as follows:

Commence at the NE corner of the said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9 and run South along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 175 feet for a point of beginning; thence continue along the said East boundary for a distance of 210 feet; thence West 210 feet; thence North 210 feet; thence East 210 feet to the point of beginning.

Subject to all items of record.

A portion of the Southeast Quarter of the Southwest Quarter of Section 9, Township 24 North, Range 12 East, more particularly described as follows: Begin at the Northeast corner of the said $\frac{1}{4}$ - $\frac{1}{4}$ and run Southerly along the East side of said $\frac{1}{4}$ - $\frac{1}{4}$ for 417.42 feet to the point of beginning; then continue along same line for 208.71 feet; thence turn an angle of 91 degrees 19 minutes 30 seconds to the right and run 208.71 feet; thence turn an angle of 88 degrees 40 minutes 30 seconds to the right and run 208.71 feet; thence turn an angle of 91 degrees 19 minutes 30 seconds to the right and run 208.71 feet back to the point of beginning. Situated in Shelby County, Alabama.

Mineral and mining right excepted.

Subject to all items of record.



20150211000044970 2/3 \$37.00
Shelby Cnty Judge of Probate, AL
02/11/2015 12:41:19 PM FILED/CERT



20150211000044970 3/3 \$37.00
Shelby Cnty Judge of Probate, AL
02/11/2015 12:41:19 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kelly Argo Lutz
Mailing Address _____

Grantee's Name Johnnie Lutz
Mailing Address 106 Idlewood Dr

Property Address _____
106 Idlewood Dr
Montevallo AL 35115

Date of Sale 02/04/15
Total Purchase Price \$ _____

or
Actual Value \$ 1/2 interest

or
Assessor's Market Value \$ 33090 1/2 = 16545

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 Wife divest interest in Husband
Parties separated

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 2/6/15

Unattested

(verified by)

Print Chris Slaughter

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1