

Send Tax Notice To: Sanford J. Garner
3645 Highway 32
Wilsonville, AL 35186



20150616000201160 173 \$66.50
Shelby Cnty Judge of Probate, AL
06/16/2015 11:34:45 AM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration to the undersigned, **SANFORD J. GARNER** "the Grantor", in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, (hereinafter referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **BILLIE WEBB WHITFIELD** (hereinafter referred to as Grantees, whether one or more) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A part of the SE1/4 of NE1/4 and part of NE1/4 of SE1/4, Section 31 Township 19 South, Range 1 East, described as follows: Commence at the NE corner of the NE1/4 of SE1/4 of Section 31, Township 19 South, Range 1 East and run Westerly direction along the North line of said 1/4 1/4 Section a distance of 245.03 feet to the centerline of a County public road; thence turn an angle of 29 deg. 05' to the left and run along the center line of said road for a distance of 155.0 feet; to point of beginning; thence turn an angle of 90 deg. right and run 200 feet; thence turn an angle of 90 deg. left and run 180 ft.; thence turn an angle of 90 deg. left and run along the East line of land belonging to Larry and Kay Webb, a distance of 200 feet to center line of County public road; thence turn an angle to left and run along center line of said road 180 feet to point of beginning.

1. Subject to the Ad Valorem taxes for the year 2010 and all following years, rights-of-way, easements, covenants, reservations, and restrictions of record.
2. No Title Examined, No Survey Provided and No Tax Advice Given.

Together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining: TO HAVE AND TO HOLD the same unto the said Grantees and the heirs and assigns of Grantees, forever.

IT WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the 16 day of April, 2014.

By: Sanford J. Garner
Sanford J. Garner
Grantor



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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Sanford J. Garner** 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 and official seal this 16 day of April, 2014.

Sanford J. Garner
Notary Public
My Commission Expires: 1-16-16

Real Estate Sales Validation Form

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

Grantor's Name Sanford J Garner
Mailing Address P.O. Box 623
Chelsea, AL

Grantee's Name Billie Whitfield
Mailing Address 3571 Hwy 33
Wilsonville, AL
35186

Property Address

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 46,410

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


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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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in 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 6-16-15

Print Billie Whitfield

Unattested
(verified by)

Sign Billie Whitfield
(Grantor/Grantee/Owner/Agent) circle one