



20150618000205390 1/3 \$57.50
Shelby Cnty Judge of Probate, AL
06/18/2015 03:47:07 PM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA) **Send Tax Notice to:**

COUNTY OF SHELBY) Margie S. Lowery
)
) 12286 Co. Rd. 73
) Montevallo,AL 35115

**THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE
SEARCH BY: W. Eric Pitts, P.O. Box 280,
Alabaster, AL 35007, (205) 621-7624. No title
opinion requested, none rendered. Legal
description supplied by Grantor.**

KNOW ALL MEN BY THESE PRESENTS, that **Wendy Sue Daley, a married woman** (hereinafter "GRANTOR"), for and in consideration of **Ten and no/100 U.S. Dollars (\$10.00)**, to her in hand paid, the receipt and sufficiency of which is hereby acknowledged, has RELEASED, QUITCLAIMED AND CONVEYED and does hereby RELEASE, QUITCLAIM AND CONVEY, forever, unto **Margie S. Lowery**, (hereinafter "GRANTEE"), all of GRANTOR'S right, title, interest and claim, if any, in or to the following described real estate in SHELBY COUNTY, Alabama:

See Exhibit A Attached Hereto

***The property conveyed herein is not the Homestead of the Grantor or her spouse**

TO HAVE AND TO HOLD to the said GRANTEE her successors, heirs and assigns, forever.

GRANTOR HAS HERETO set her hand and seal on this the 29th day of May, 2015.

Wendy Sue Daley
Wendy Sue Daley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that **Wendy Sue Daley**, 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, she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on this the 29th day of May, 2015.

William G. B.
NOTARY PUBLIC

NOTARY PUBLIC

My commission expires:

Shelby County, AL 06/18/2015
State of Alabama
Deed Tax: \$37.50

15 August 2017

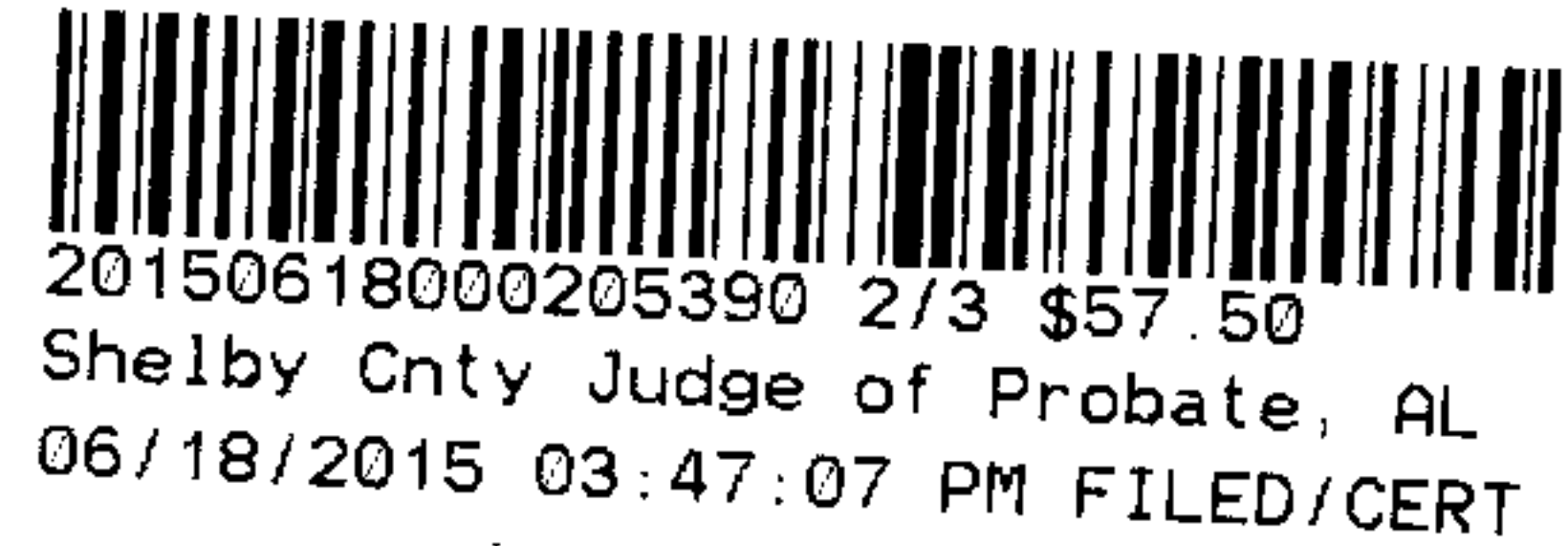


EXHIBIT A

PARCEL I:

Lots 2, 4, and 5, according to the Map and Survey of Country Aire Estates as recorded in Map Book 35, page 34, in the probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of Section 3, Township 24 North, Range 12 East of the St. Stephens Meridian; proceed North along the west line of said 1/4 section for a distance of 414.00 feet to a point on the northerly right of way line of Railroad Avenue, said point being the point of beginning; proceed North 73 degrees 33 minutes 50 seconds East along said right of way line for a distance of 151.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and proceed for a distance of 200.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and proceed for a distance of 92.00 feet to said west line of said 1/4 section; thence turn an angle to the left of 73 degrees 33 minutes 50 seconds and proceed South along said line for a distance of 208.52 feet to the point of beginning. Being situated in Shelby County, Alabama.

PARCEL III:

My one half undivided interest in and to the following described property, to-wit:

From the Southeast corner of the NE 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama, run northerly along the section line 85.05 feet to a fence and the point of beginning; from said point, continue northerly along the section line a distance of 534.95 feet to a point; from said point run thence westerly a distance of 1408.65 feet to a point on the right of way line of Shelby County Road #20; thence run southerly along said east right of way line a distance of 533.15 feet to a point on a fence line; thence run easterly along said fence line a distance of 1564.62 feet, more or less to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

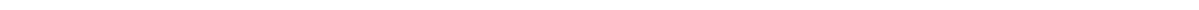
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Wendy Sue Daley
Mailing Address	207 Milgray Hill Rd.
	Calera, AL 35040

Grantee's Name	Margie S. Lowery
Mailing Address	12286 Co. Rd. 73
	Montevallo, AL 35115

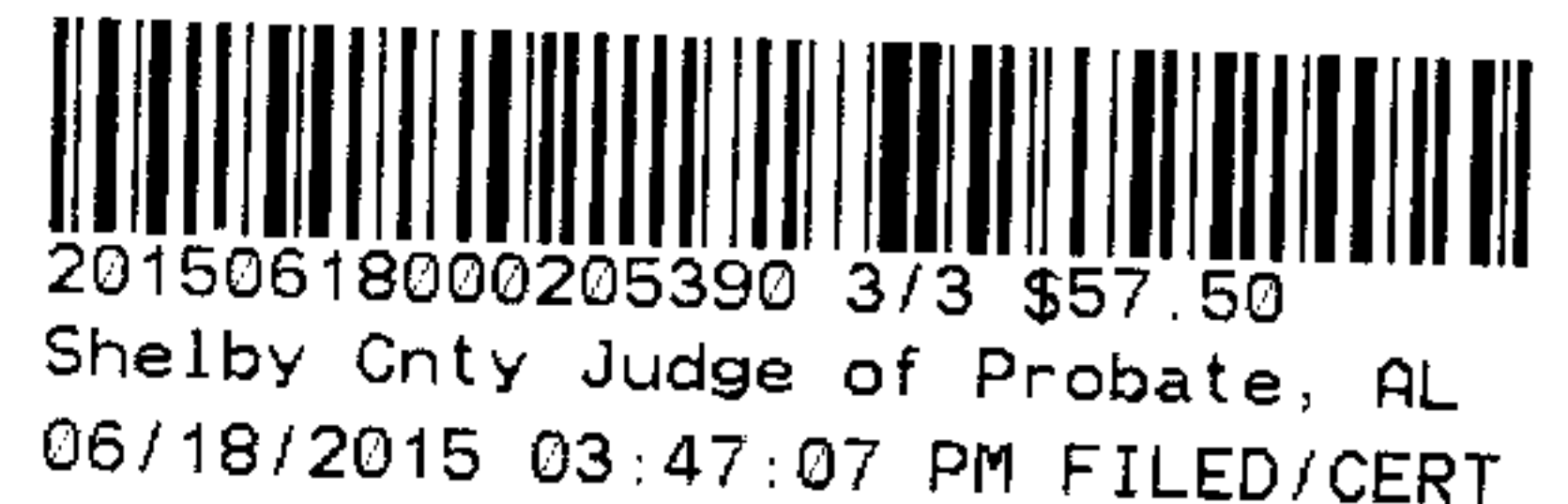
Property Address	155 Railroad Rd. Montevallo, AL 35115

Date of Sale	5/22/2015
Total Purchase Price	\$
or	
Actual Value	\$
or	
Assessor's Market Value	\$ 37,440.00

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
x Other Tax Appraisal



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 5/22/15

Print

____ Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1