

This instrument was prepared by:

(Name) Joseph E. Walden, Attorney

(Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Kelley C. Fant

(Address) 1604 Ashville Rd.

Montevallo, AL 35115

QUITCLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY



20150715000239950 1/3 \$84.00
Shelby Cnty Judge of Probate, AL
07/15/2015 11:50:39 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of One Dollar and 00/100s (\$1.00) DOLLARS in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Stephen C. Fant, and wife, Kelley C. Fant

hereby remises, releases, quit claims, grants, sells, and conveys to

Kelley C. Fant

(herein called **GRANTEE**), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description attached hereto as Exhibit "A"

This deed prepared without benefit of title examination or abstract at grantors and grantee's request.

This deed prepared without benefit of survey at grantors and grantee's request.

This deed is executed pursuant to a Decree of Divorce between the parties.

Subject to easements, restrictions, and rights of way of record.

Subject to applicable zoning and subdivision regulations.

Subject to mortgages, liens and encumbrances of record.

Subject to that certain first mortgage to Wells Fargo Mortgage.

Subject to Ad Valorem taxes not yet due and payable.

Shelby County, AL 07/15/2015
State of Alabama
Deed Tax: \$64.00

TO HAVE AND TO HOLD, to said **GRANTEE**, forever.

Given under my hand and seal, this 13th day of July, 2015.

WITNESSES:

Stephen C. Fant

(Seal)

Kelley C. Fant

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Stephen C. Fant and Kelley C. Fant, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July, 2015.

Laurie A. Walden

Notary Public

My Commission Expires: 07/08/2017

Exhibit "A"

Lot 1 of Block A, of Hubbard and Givhan's Subdivision of the Northwest Quarter of the Northeast Quarter of Section 21, Township 22 South, Range 3 West as recorded in Map Book 3, Page 81 in the Probate Office of Shelby County, Alabama.

Also, Lot 11 of Hubbard and Givhan's Subdivision of the NW ¼ of the NE ¼ of Section 21, Township 22 South, Range 3 West as recorded in Map Book 3, Page 128 in the Probate Office of Shelby County, Alabama.

Also, a Strip of Land lying between the Southernmost Boundaries of Lot 1, Block A and Lot 11 of Hubbard Givhan's Subdivision of the NW ¼ of the NE ¼ of Section 21, Township 22 South, Range 3 West and the old fence right of way which is considered to be the Southernmost Boundary of the above named subdivision; said strip is approximately 39 feet wide at its western end and approximately 23 feet wide at the eastern end and is 586 feet 9 inches in length on the side abutting the above named lots.

NOTE: All of the above described property being one and the same as the property conveyed in Instrument 20050421000188530 recorded in the Probate Office of Shelby County, Alabama.



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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 Stephen C. Fant
Mailing Address 1604 Ashville Rd
Montevallo, AL 35115

Grantee's Name Kelley C. Fant
Mailing Address 1604 Ashville Rd
Montevallo, AL 35115

Property Address 1604 Ashville Rd.
Montevallo, AL 35115

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____


or

Assessor's Market Value \$127,630 / 1/2 interest 63,815

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 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 7/15/15

Print Kelley C. Fant

☐ Unattested

Sign Kelley C. Fant

(verified by)

(Grantor/Grantee/Owner/Agent) circle one