

THIS INSTRUMENT PREPARED BY:
Teresa A. Hester , Attorney At Law
1351 Hueytown Road
Hueytown, Alabama 35023

Send Tax Notice To:
Anthony Glenn Taylor
46275 Highway 25
Vincent, Alabama 35178

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) The purpose of this deed is to clear title.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned

DONNA MARIE TAYLOR MILLER, a married woman, ANTHONY GLENN TAYLOR, a married man and SHEILA MARIE TAYLOR, an unmarried woman

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

ANTHONY GLENN TAYLOR

all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the SE Corner of NE 1/4 of NE 1/4 of Section 33, Township 18 South, Range 2 East and run West 257.09 feet to the POINT OF BEGINNING and the West Row of Old Glovers Ferry Road, thence continue West a distance of 315.91 feet, thence turn 97 degrees 39' 51" right and run Northerly 283.87 feet to the South ROW of Alabama Highway 25, thence turn right 95 degrees 08' 31" and run Eastwardly along said ROW a distance of 172.51 feet, thence turn 13 degrees 01' right and continue along said ROW a distance of 30.0 feet to the West ROW of Old Glovers Ferry Road, thence turn 37 degrees 59' 30" right and run SE along old road ROW 109.41 feet, thence turn 16 degrees 46' right and continue along said ROW 136.89 feet to the POINT OF BEGINNING.

Situated in Shelby County, Alabama and containing 1.6 Acres, more or less.

Shelby County, AL 09/04/2015
State of Alabama
Deed Tax:\$9.00

Two heir-ship affidavits are filed simultaneously herewith.

Source of Title: _____

This property **does not** constitute the homestead of the grantors.

Subject to existing easements, restrictions and covenants of record, including any easements for utilities located within the above.

The preparer of this document is a scrivener, only. No title is being rendered by the preparer of this conveyance and none has been requested by the grantors or grantees. The preparer of this conveyance makes no representation, express or implied, regarding title or marketability. This conveyance is also being performed without a survey at the request of the parties.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto Anthony Glenn Taylor, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of August, 2015.

Donna Marie Taylor Miller
Donna Marie Taylor Miller

Anthony Glenn Taylor
Anthony Glenn Taylor

Sheila Marie Taylor
Sheila Marie Taylor


20150904000310190 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/04/2015 01:37:51 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna Marie Taylor Miller, a married woman, whose name is signed to the foregoing conveyance, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of August, 2015.

Justin Kyle Parnell

Notary Public

My commission expires: June 13th, 2018

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anthony Glenn Taylor**, a married man, whose name is signed to the foregoing conveyance, 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 seal this 7th day of August, 2015.

Justin Kyle Parnell

Notary Public

My commission expires: June 13th, 2018

STATE OF ALABAMA

COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sheila Marie Taylor**, a single woman, whose name is signed to the foregoing conveyance, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

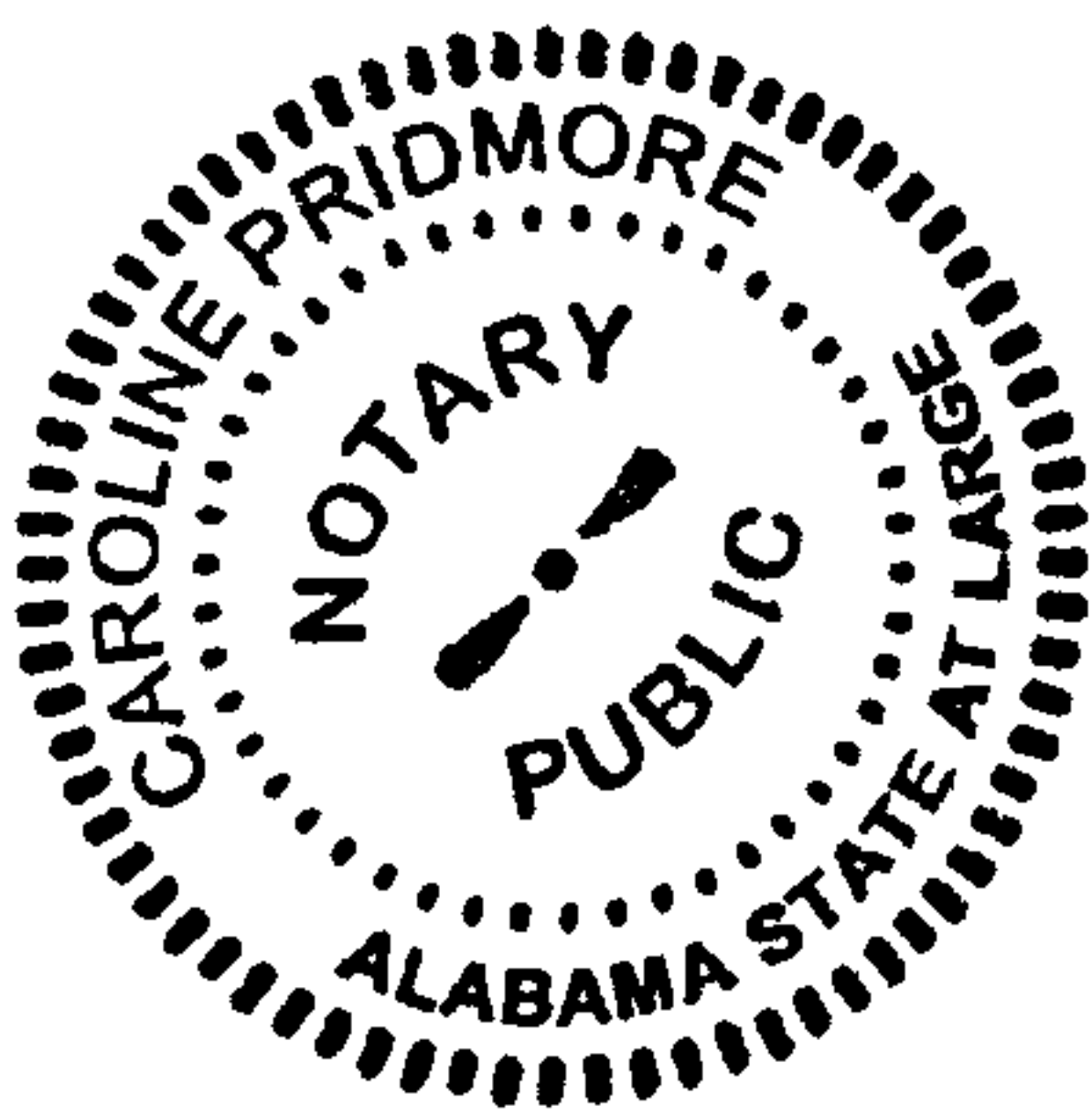
Given under my hand and seal this 20 day of August, 2015.

Caroline Pridmore

Notary Public

My commission expires: _____

My Commission Expires
9/8/2018



20150904000310190 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/04/2015 01:37:51 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 Donna Miller
Mailing Address _____
1588 Republic Ln.
Birmingham, AL 35214

Grantee's Name Anthony Taylor
Mailing Address _____
46275 Hwy 25
Vincent, AL 35178

Property Address _____
46195 Hwy 25
Vincent, AL 35178

Date of Sale 8/7/15
Total Purchase Price \$ _____
or
Actual Value \$ _____



20150904000310190 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/04/2015 01:37:51 PM FILED/CERT

Assessor's Market Value \$12,900

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) 2/3 = \$1600.00

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 9/4/15

Print Anthony Taylor

☒ Unattested Karen Melsen
(verified by)

Sign Anthony Taylor
(Grantor/Grantee/Owner/Agent) circle one