

20150914000319980 1/4 \$51.50
Shelby Cnty Judge of Probate, AL
09/14/2015 09:30:51 AM FILED/CERT

Commitment Number: 15NL28656

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

~~After Recording, Return To:~~

Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

WHEN RECORDED RETURN TO
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

36 1 02 0 001 062.000

15038360

QUITCLAIM DEED

BENNY FLOYD MOTES and CAROLYN SUE MOTES, husband and wife, hereinafter grantors, whose tax-mailing address is **82 MURRAY DRIVE, MONTEVALLO, AL 35115**, for \$ 0 (zero) in consideration paid, grant and quitclaim to **BENNY FLOYD MOTES, CAROLYN SUE MOTES, HUSBAND AND WIFE** and **DOLLIE HOWLAND AND MARK HOWLAND, HUSBAND AND WIFE**, AS TENANTS IN COMMON hereinafter grantees, whose tax mailing address is **82 MURRAY DRIVE, MONTEVALLO, AL 35115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: COMMENCE AT THE POINT OF THE INTERSECTION OF THE WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 24, RANGE 12 EAST, WITH THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE CALERA-MONTEVALLO PAVED HIGHWAY, BEING ALABAMA HIGHWAY NO. 25; RUN THENCE EASTWARDLY ALONG THE SOUTH LINE OF THE RIGHT-OF-WAY LINE OF THE CALERA MONTEVALLO PAVED HIGHWAY A DISTANCE OF 570 FEET TO THE WEST LINE OF A 22 FT. STREET KNOWN AS MURRAY DRIVE; THENCE SOUTH ALONG WEST LINE OF SAID DRIVE 370 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG WEST LINE OF SAID DRIVE 110 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID HIGHWAY 25 AND RUN 150 FEET TO THE EAST

Shelby County, AL 09/14/2015
State of Alabama
Deed Tax: \$26.50

LINE OF THE LAND HERETOFORE KNOWN AS THE NORA WHATLEY LAND;
THENCE NORTH AND PARALLEL WITH SAID HIGHWAY 25 A DISTANCE OF 150
FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE NW 1/4 OF SE 1/4
OF SECTION 2, TOWNSHIP 24, RANGE 12 EAST, SHELBY COUNTY, ALABAMA.
TAX ID NO: 36 1 02 0 001 062.000

Property Address is: 82 MURRAY DRIVE, MONTEVALLO, AL 35115

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: _____

Executed by the undersigned on Aug 3, 2015:

Benny Floyd Motes
BENNY FLOYD MOTES

Carolyn Sue Motes
CAROLYN SUE MOTES

STATE OF Ala
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **BENNY FLOYD MOTES** and **CAROLYN SUE MOTES** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 3 day of Aug, 2015

Ross Lakus
Notary Public



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EXHIBIT "A"

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

COMMENCE AT THE POINT OF THE INTERSECTION OF THE WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 24, RANGE 12 EAST, WITH THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE CALERA-MONTEVALLO PAVED HIGHWAY, BEING ALABAMA HIGHWAY NO. 25; RUN THENCE EASTWARDLY ALONG THE SOUTH LINE OF THE RIGHT-OF-WAY LINE OF THE CALERA MONTEVALLO PAVED HIGHWAY A DISTANCE OF 570 FEET TO THE WEST LINE OF A 22 FT. STREET KNOWN AS MURRAY DRIVE; THENCE SOUTH ALONG WEST LINE OF SAID DRIVE 370 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG WEST LINE OF SAID DRIVE 110 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID HIGHWAY 25 AND RUN 150 FEET TO THE EAST LINE OF THE LAND HERETOFORE KNOWN AS THE NORA WHATLEY LAND; THENCE NORTH AND PARALLEL WITH SAID HIGHWAY 25 A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE NW 1/4 OF SE 1/4 OF SECTION 2, TOWNSHIP 24, RANGE 12 EAST, SHELBY COUNTY, ALABAMA.

TAX ID NO: 36 1 02 0 001 062.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: WILLIAM L. SAVAGE AND WIFE, ANNIE L. SAVAGE
GRANTEE: BENNY FLOYD MOTES AND CAROLYN SUE MOTES
DATED: 03/12/1976
RECORDED: 03/16/1976
DOC#/BOOK-PAGE: 19760316000022120

ADDRESS: 82 MURRAY DRIVE, MONTEVALLO, AL 35115

END OF SCHEDULE A



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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 BENNY FLOYD MOTES and
CAROLYN SUE MOTES

Mailing Address 82 MURRAY DRIVE,
MONTEVALLO, AL 35115

Property Address 82 MURRAY DRIVE,
MONTEVALLO, AL 35115

Grantee's Name BENNY FLOYD MOTES,
CAROLYN SUE MOTES and
DOLLIE HOWLAND *Mark Howland*
Mailing Address 82 MURRAY DRIVE,
MONTEVALLO, AL 35115

Date of Sale 8/3/2015
Total Purchase Price G
or
Actual Value \$ 52,080.00*
or
Assessor's Market Value \$ 72,000.00 - new mtg and

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) 1/2 value = 26,040

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other QCID * Assessor's website

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 8-3-15

Print Benny Floyd Motes

Unattested

Sign Benny Floyd Motes

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Carolyn Sue Motes

Carolyn Sue Motes



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