



20150922000330880 1/4 \$43.00
 Shelby Cnty Judge of Probate, AL
 09/22/2015 08:38:25 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
 Patricia Thornton
 84 Holly Tree Lane
 Highlands, NC 28741

SEND TAX NOTICE TO:
 Joseph M. Stange
 P.O. Box 87
 Vandiver, AL 35176

QUITCLAIM DEED

STATE OF ALABAMA
 COUNTY OF SHELBY

DATE: September 16th, 2015

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$20,000.00, the receipt of which is hereby acknowledged, the undersigned, **James F. Thornton**, married, of 84 Holly Tree Lane, Highlands, NC 28741, (the "Grantor"), hereby remises, releases, quitclaims, grants, sells, and conveys to **Joseph M. Stange**, married, of P.O. Box 87, Vandiver, AL 35176, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Commencing at a 1 ½" open pipe found at the NW corner of the NE ¼ of Section 22, Township 18 South, Range 1 East, Shelby County, Alabama being the POINT OF BEGINNING : thence S 0 degree 14' 04" W, along the west line of said 1/4-1/4 for 160.00' to a 5/8" rebar set; thence S 89 degree 45' 31" E 334.99' to a 5/8" rebar set; thence N 0 degree 15' 42" 166.16' to a 5/8" rebar set; thence S 89 degrees 1' 19" W along the North line of said 1/4-1/4 for 335.16' to the POINT OF BEGINNING; said described tract containing 1.25 acres, more or less.

EASEMENT

Commencing at a 1 ½" open pipe found at the NW corner of the NE ¼ Section 22, Township 18 South, Range 1 East, Shelby County, Alabama, thence N 89 degrees 11'

19" E along the North line of said ¼- ¼ for 335.16' to 5/8" rebar set; thence S 0 degree 15' 42" W 10.00' to the POINT OF BEGINNING of the centerline of a 60' wide easement for ingress, egress, and utilities; thence S 0 degree 15' 42" W 1003.92' to the centerline of Old Dear Creek Road, the POINT OF ENDING.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

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Signed, Sealed and Delivered
In the Presence of:

Sign: [Signature]
Name: VERONICA DICKERSON

[Signature]
James F. Thornton

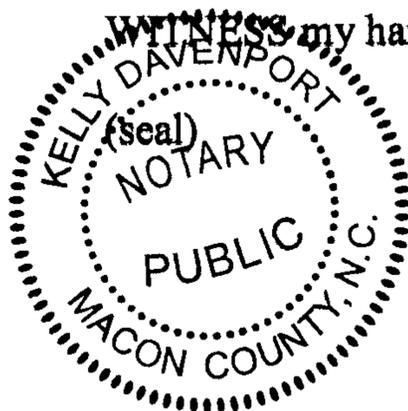
Spousal Acknowledgement

I, **Patricia Thornton** of 84 Holly Tree Lane, Highlands, NC 28741, spouse of **James F. Thornton**, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: [Signature]
Patricia Thornton

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, a Notary Public of the County and State aforesaid certify that **James F. Thornton**, personally appeared before this day and acknowledged the due execution of the foregoing instrument.



WITNESS my hand and Notarial seal this 16th day of September, 2015.

[Signature]
Notary Public

Kelly Davenport
Printed Name of Notary

My Commission Expires: 11/11/18



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STATE OF NORTH CAROLINA
COUNTY OF MACON

I, a Notary Public of the County and State aforesaid certify that **Patricia Thornton**, personally appeared before this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial seal this 11 day of September, 2015.



Cynthia S. Dendy
Notary Public

Cynthia S. Dendy
Printed Name of Notary.

My Commission Expires: 12/9/16

Real Estate Sales Validation Form

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

Grantor's Name James F. Thornton
Mailing Address 84 Holly Tree Ln
Highlands, Wc
28741

Grantee's Name Joseph M. Stange
Mailing Address PO Box 87
Vandiver, AL
35176

Property Address 185 Cripple Creek Ln
Sterrett, AL
35147

Date of Sale 9-22-2015
Total Purchase Price \$ 20,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 Deed

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 9-21-2015

Print James F. Thornton

Unattested

Sign James F. Thornton
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1