


This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
James H. Adams
41 Vick Circle
Wilsonville, AL 35186

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED


20151110000390210 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
11/10/2015 10:07:45 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TWENTY THOUSAND DOLLARS AND ZERO CENTS (\$20,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Ramona Adams, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **James H. Adams** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

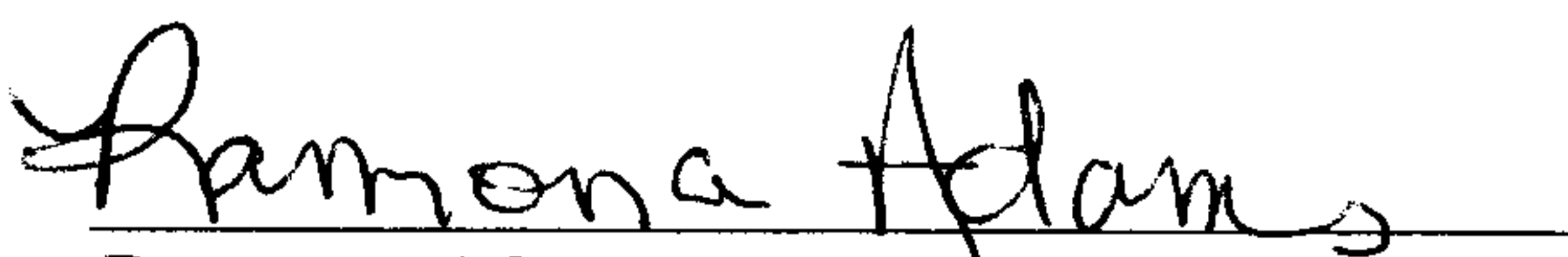
Lot 7, Sector A, according to the survey of the homestead as recorded in Map Book 8, Page 167, Office of the Judge of Probate of Shelby County, Alabama.

Pursuant to divorce recorded in Circuit Clerk's Office, Shelby County, Alabama, said property herein is being conveyed to be in compliance with said divorce decree.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

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

Given under my hand and seal, this 9th day of November, 2015.

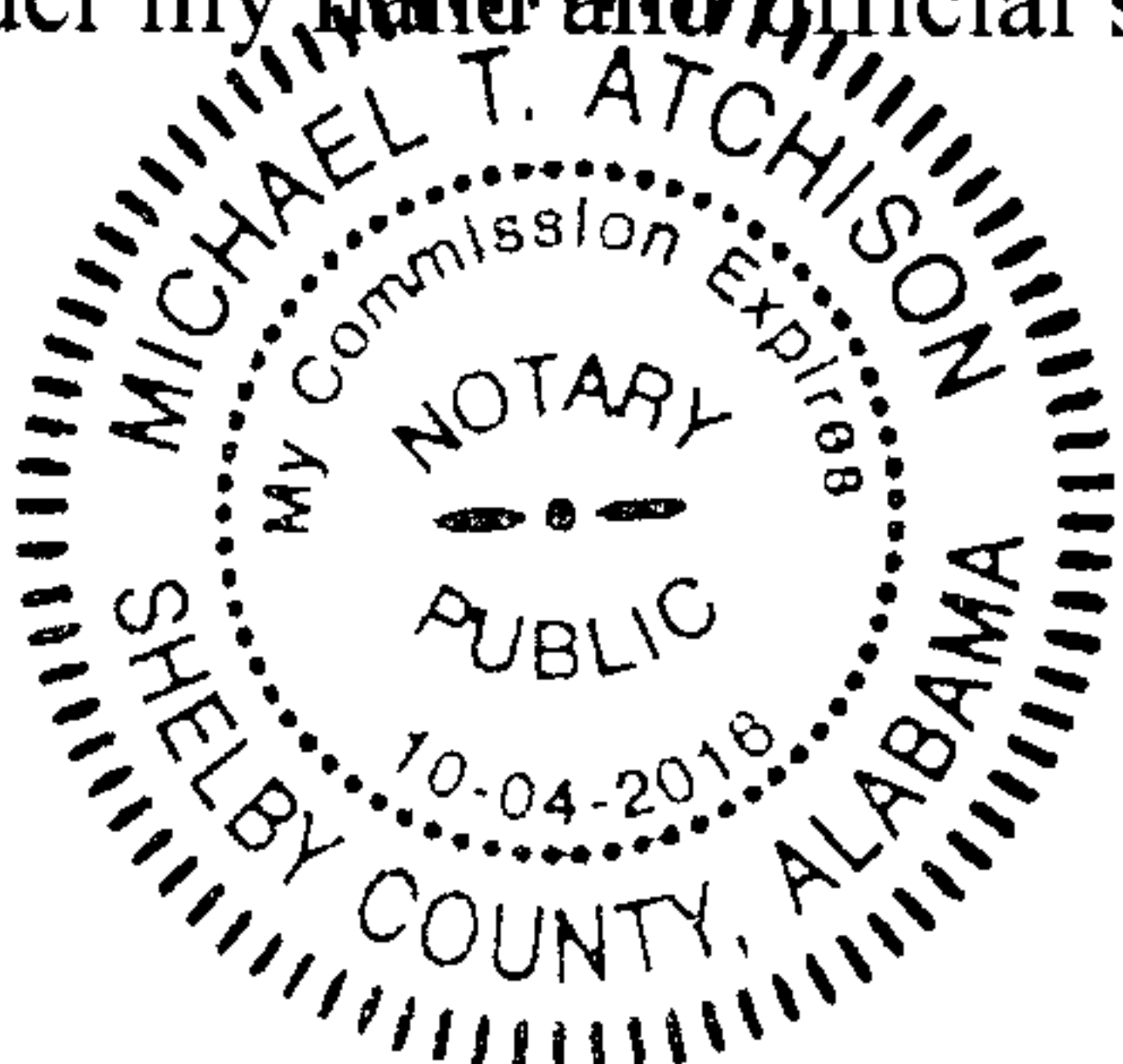

Ramona Adams

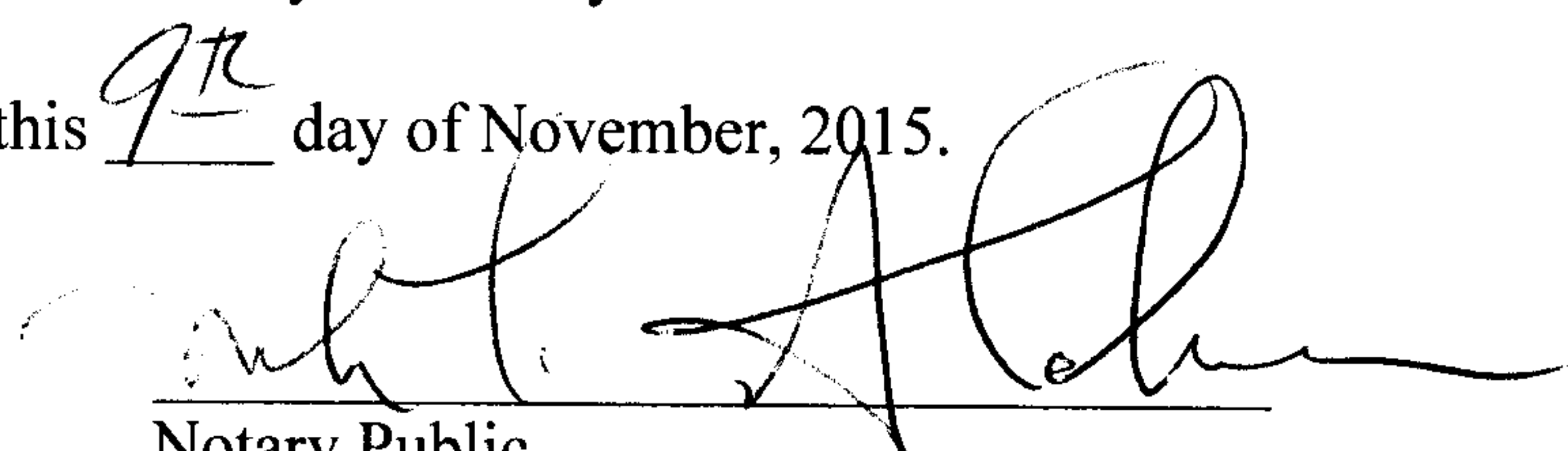
Shelby County, AL 11/10/2015
State of Alabama
Deed Tax: \$20.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, Mike T. Atchison, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ramona Adams**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, 2015.





Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Ramona Adams
Mailing Address n/a
Property Address 41 VICK Circle
Wilsonville

Grantee's Name James H. Adams
Mailing Address 41 VICK Circle
Wilsonville AL 35186
Date of Sale 11-9-2015
Total Purchase Price \$20,000.00

or
Actual Value _____
or
Assessor's Market Value _____

20151110000390210 2/2 \$37.00
Shelby Cnty Judge of Probate, AL
11/10/2015 10:07:45 AM FILED/CERT

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 Divorce Decree

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 of 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 _____

Print Mike T. Atchison

Unattested

(verified by)

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one