

**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE SEARCH**

This instrument was prepared by:

**Mitchell A. Spears**

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Charles E. Thompson

(Address) 480 Turtle Creek Drive

Hoover, AL 35226

MINIMUM VALUE: \$20,000.00

**QUITCLAIM DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to **Christmas Mungall (formerly known as Christy E. Thompson), an unmarried woman, the "Grantor"** herein (whether one or more), in hand paid by **Charles E. Thompson, the "Grantee"** herein (whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in or to the following described real estate, to wit:

**A part of Island Street and a part of Lots 42, 43 and 44 according to the Original Plan of the Town of Montevallo being more particularly described as follows:  
Commence at the West right of way of Shelby Street and the North right of way of Island Street, also being the Point of Beginning; thence run Southwesterly along the North right of way of Island Street a distance of 160.21 feet; thence 90 deg. 43 min. 41 sec. right a distance of 85.35 feet; thence right 89 deg. 18 min. 39 sec. a distance of 60.00 feet; thence right 89 deg. 44 min. 54 sec. a distance of 10.00 feet; thence left 89 deg. 43 min. 05 sec. a distance of 99.99 feet to the West right of way of Shelby Street; thence right 90 deg. 39 min. 16 sec. a distance of 75.25 feet along said right of way to the point of beginning; being situated in Shelby County, Alabama.**

**SOURCE OF TITLE: Instrument Number 1993-26473.**

**CHRISTMAS MUNGALL IS ONE AND THE SAME PERSON AS "CHRISTY E. THOMPSON" WHOSE NAME APPEARS AS A GRANTEE UPON THE ABOVE REFERENCED SOURCE OF TITLE.**

Situated in **SHELBY** County, Alabama.

TO HAVE AND TO HOLD to the said **Charles E. Thompson**, and Grantee's heirs and assigns forever.

Given under my hand and seal this 22<sup>nd</sup> day of January, 2016.


Christmas Mungall (Seal)  
Christmas Mungall

STATE OF ALABAMA                    )  
COUNTY OF Jefferson            )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Christmas Mungall**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, this 22<sup>nd</sup> day of January, 2016.

Lindsey Kelley  
Notary Public  
My commission expires: 03/01/2016

  
20160210000042800 2/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
02/10/2016 10:38:18 AM FILED/CERT



# Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Christmas Mungall  
Mailing Address 1455 Durrough Street  
Leeds, AL 35094

Grantee's Name Charles E. Thompson  
Mailing Address 480 Turtle Creek Drive  
Hoover, AL 35226

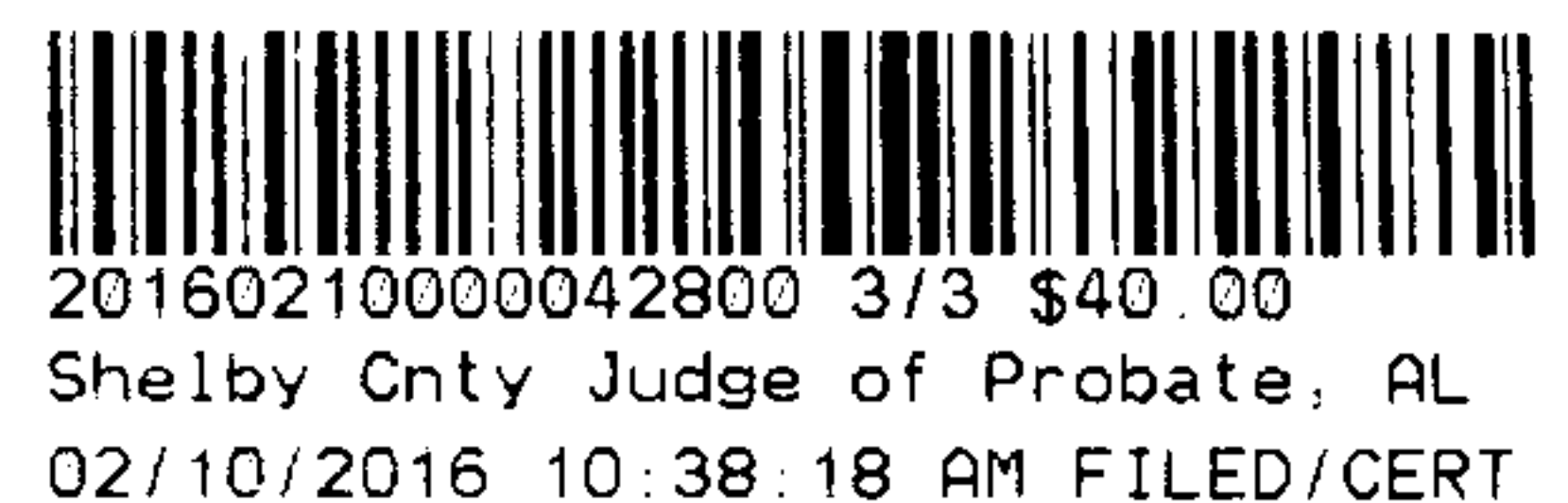
Property Address 613 Shelby Street  
Montevallo, AL 35115  
\_\_\_\_\_  
\_\_\_\_\_

Date: Jan. 22, 2016  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ 20,000.00  
Or  
Assessor 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  
XX Sales Contract  
\_\_\_\_\_Closing Statement

\_\_\_\_\_Appraisal  
\_\_\_\_\_Other \_\_\_\_\_



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.

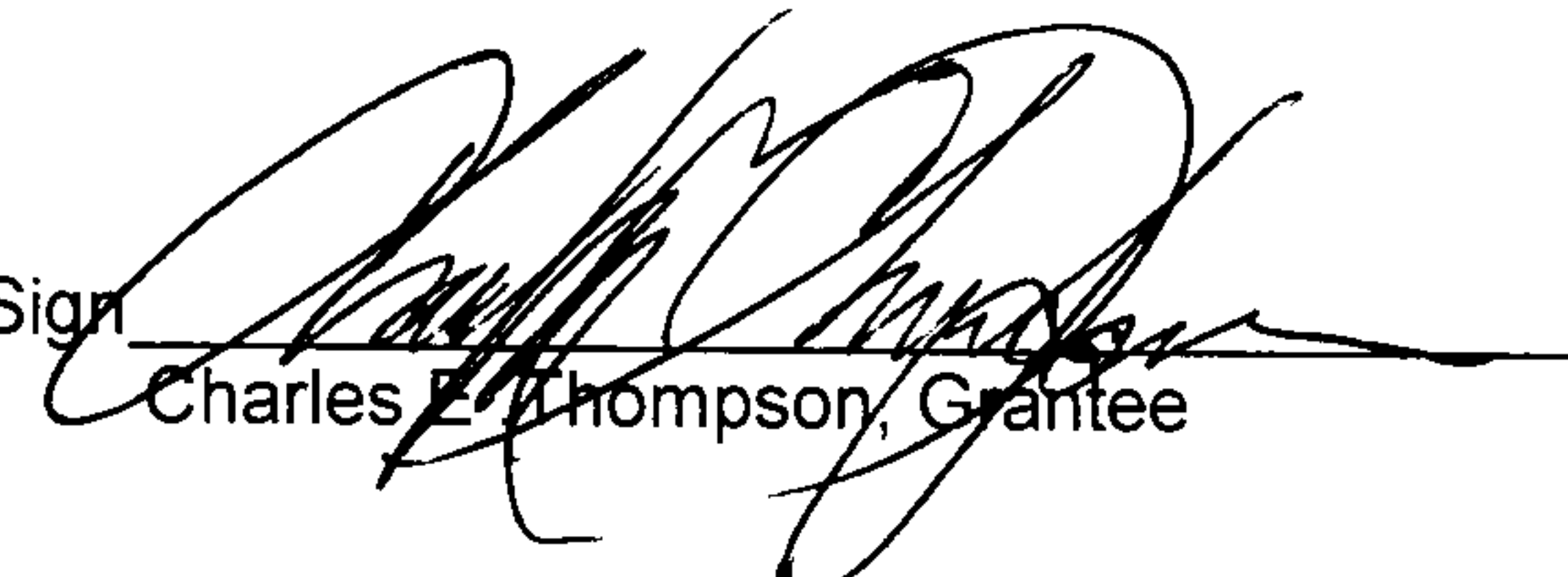
Date of Sale – the date on which interest to the property was conveyed.

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).

Sign   
Charles E. Thompson, Grantee