

20160405000110400 1/2 \$108.50  
Shelby Cnty Judge of Probate, AL  
04/05/2016 03:11:55 PM FILED/CERT

SEND TAX NOTICE TO:

Tonya Owens  
113 King Charles Ln.  
Alabaster, AL 35007

This instrument was prepared by:

**QUIT CLAIM DEED** - Magic City Title Company, Inc., Birmingham, Alabama

STATE OF ALABAMA  
JEFFERSON COUNTY }

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Dollars and no/100 (\$10.00), and other good and valuable consideration, to the undersigned grantor, **Calvin Owens, a married man**(herein referred to as grantor), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto **Tonya Owens** (herein referred to as grantee, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 20, according to the Survey of Spring Gate Estates Phase I, as recorded in Map Book 19, Page 23, in the Probate Office of Shelby County, Alabama.**

**Note: Subject property is not the homestead of the grantor nor his spouse.**

**Subject to easements, agreements and restrictions of record.**

TO HAVE AND TO HOLD, to the said grantee, his, her, or their heirs and assigns forever. And said grantor does for itself, its successors and assigns, covenant with said grantee, his, her or their heirs and assigns that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend that same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, the said grantor, who executed this conveyance, has hereto set its signature and seal, this the 22<sup>nd</sup> day of JUNE, 2015.

ATTEST:

STATE OF ALABAMA  
JEFFERSON COUNTY }

By: Calvin Owens

**GENERAL ACKNOWLEDGEMENT**

I, Jessyca J. McKnight a Notary Public in and for said County, in said State, hereby certify that Calvin Owens 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, he, executed the same voluntarily.

Given under my hand and official seal this 22<sup>nd</sup> day of June, 2015

Jessyca J. McKnight  
Notary Public  
My Commission Expires March 13, 2016

Shelby County, AL 04/05/2016  
State of Alabama  
Deed Tax: \$91.50



# Real Estate Sales Validation Form

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

Grantor's Name Calvin Owens  
Mailing Address 2116 Summerhill  
Alabaster, AL 35007

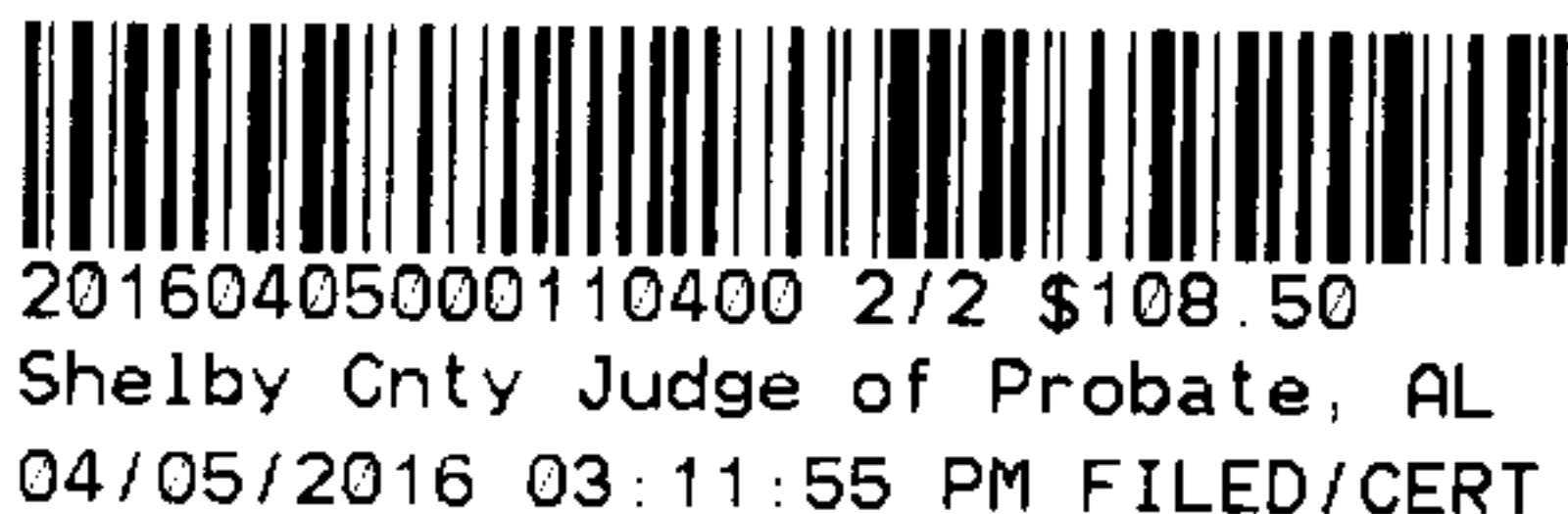
Grantee's Name Tonya Owens  
Mailing Address 1409 Belmont Lane  
Helena, AL 35080

Property Address 113 King Charles Lane  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 182,170  
1/2 value 91,085



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 ☐ 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 4/22/15

Print Tonya Owens

☒ Unattested

Karen M. Olsen  
(verified by)

Sign Tonya Owens  
(Grantor/Grantee/Owner/Agent) circle one