

This instrument was prepared by:

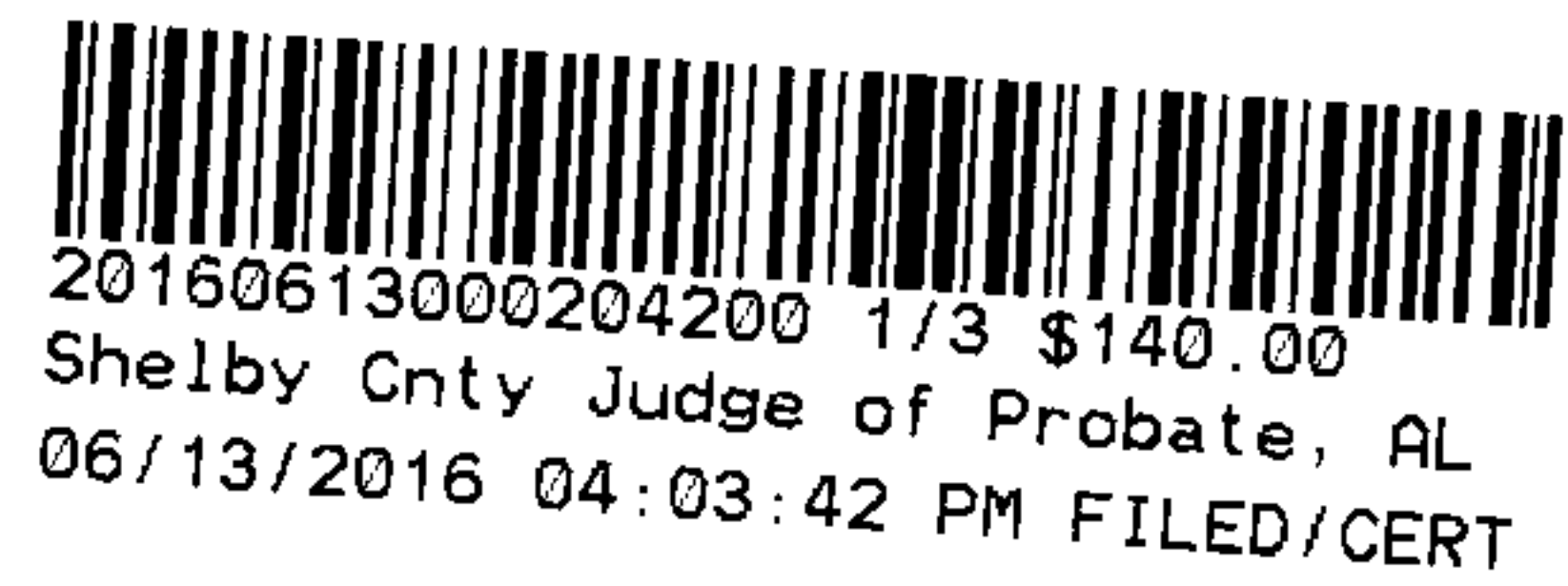
Cynthia Brothers  
390 Knightsbridge  
Alabaster, Alabama 35007

Send Tax Notice to:

Lola Seales  
131 Heather Ridge Drive  
Pelham, Alabama 35124

**QUIT CLAIM DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**



**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One dollar and no/100 (1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Angie McGuire (aka Angela McGuire), a single woman and Cynthia Brothers (aka Cindy Brothers), a married woman, (herein referred to as Grantors)**, hereby remises, releases, quit claims, grants, sells and conveys to, **Lola Seales (herein referred to as Grantee)**, the following described real estate, situated in SHELBY County, Alabama, to- wit:

**See attached Exhibit A for Legal Description**

Shelby County, AL 06/13/2016  
State of Alabama  
Deed Tax: \$120.00

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2016.
- 2. Easements, restrictions, rights of way, and permits of record.

David Lathon Seales was the grantee in Inst# 2006063000031566, Probate Office of Shelby County, Alabama. Grantors and Grantees are all the surviving Heirs at Law of David Lathon Seales, having died on May 31, 2014.

The preparer of this instrument has not examined the title and there's no guarantee of the status of title on this property.  
This property is not the homestead of the grantors or the grantee.

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.  
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 11<sup>th</sup> day of June 2016.

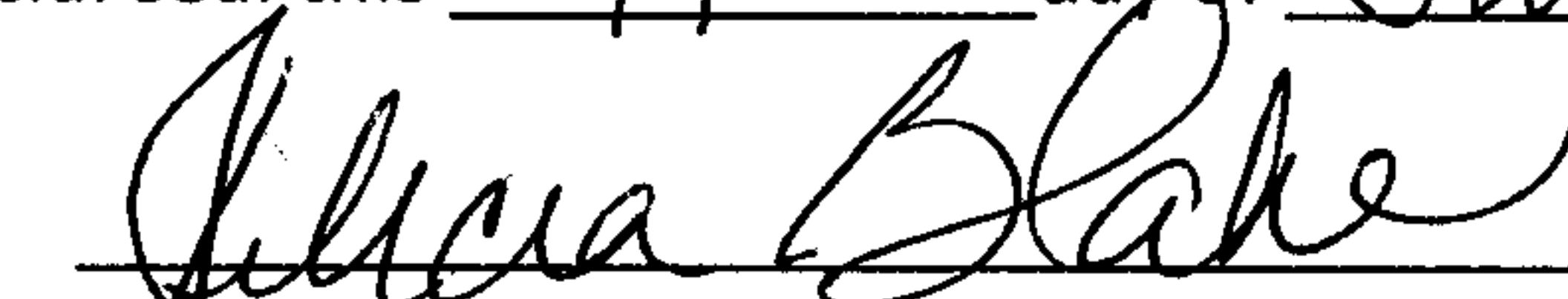
  
Angie McGuire aka Angela McGuire

  
Cynthia Brothers aka Cindy Brothers

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Angie McGuire (aka Angela McGuire)**, 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.

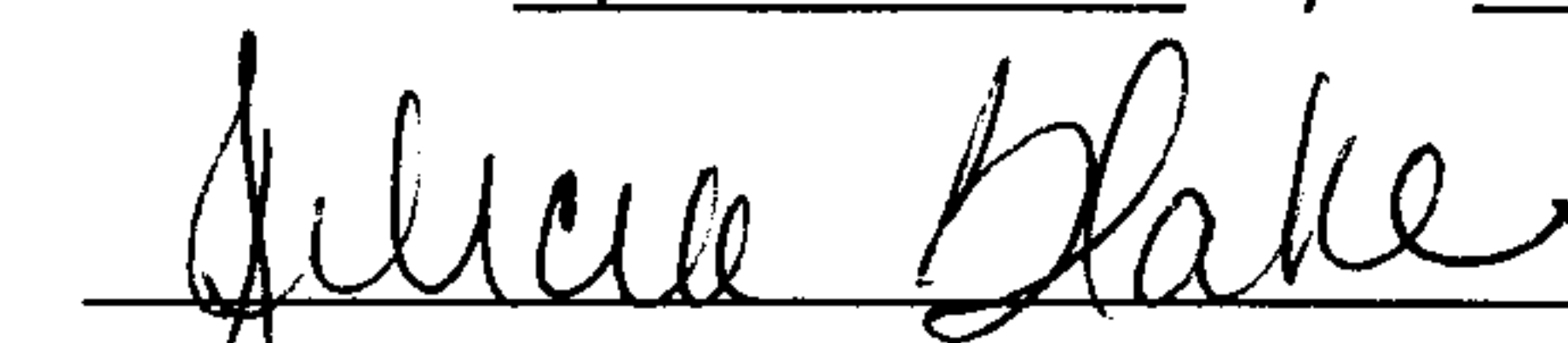
Given under my hand and official seal this 11<sup>th</sup> day of June, 2016.

  
Notary Public  
My commission expires: 1-14-18

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

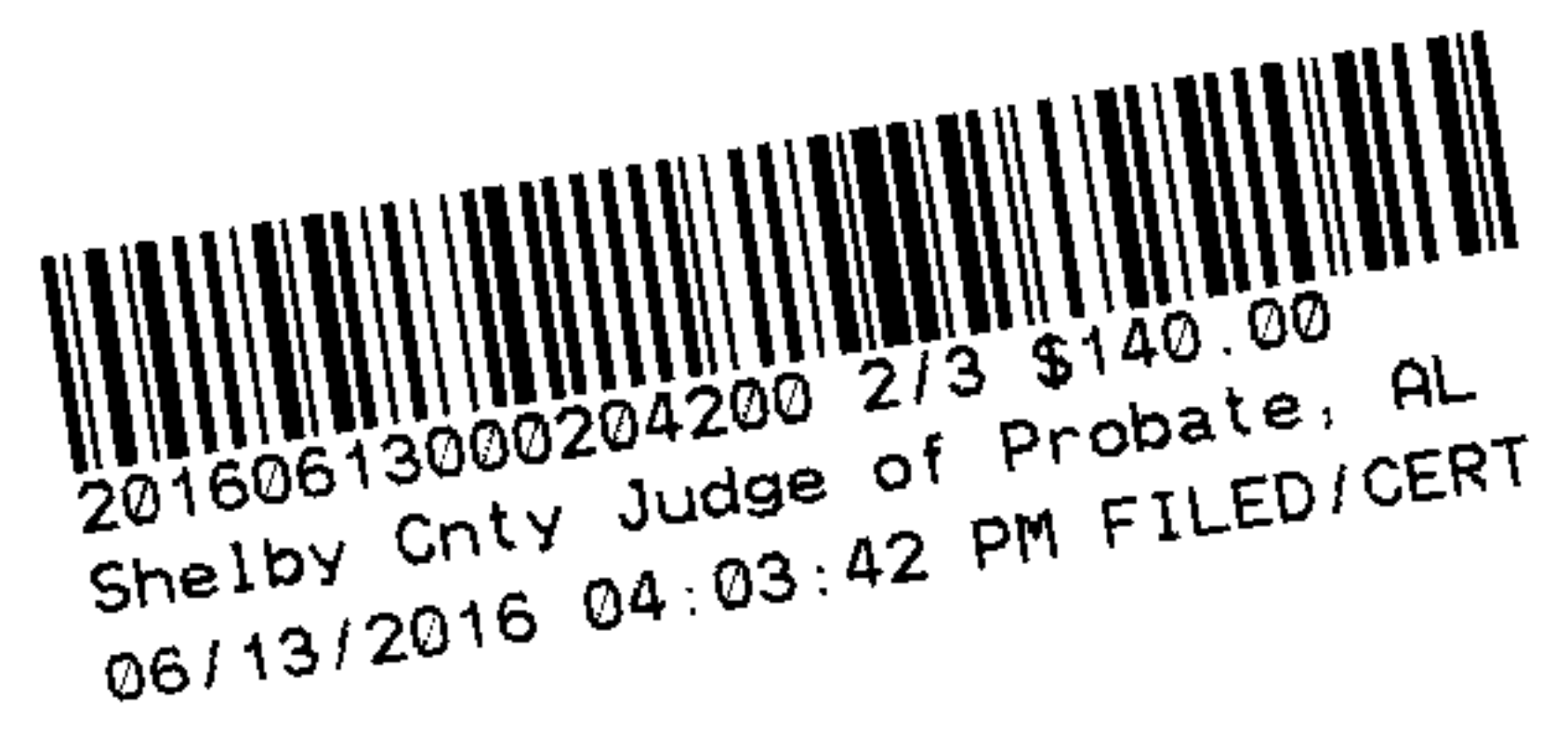
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cynthia Brothers (aka Cindy Brothers)**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of June, 2016.

  
Notary Public  
My commission expires: 1-14-18

**EXHIBIT A—LEGAL DESCRIPTION**

Commence at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama and run Easterly along the North line of said  $\frac{1}{4}$ -  $\frac{1}{4}$  a distance of 43.57 feet to a point; thence turn an angle of 73 degrees 30 minutes to the right and run a distance of 401.0 feet to a point of the West right of way line of US Hwy 31; thence turn an angle of 23 degrees 18 minutes to the left and run Southeasterly along said right of way line a distance of 332.45 feet to the point of beginning of the property being described; thence continue along last described course a distance of 175.0 feet to a point; thence turn an angle of 102 degrees 28 minutes 01 seconds to the right and run Southwesterly a distance of 273.47 feet to a point on the North right of way line of the L & N Railroad; thence turn an angle of 71 degrees, 19 minutes 57 seconds to the right and run Northwesterly along said right of way line a distance of 127.0 feet to a point; thence turn an angle of 98 degrees 18 minutes 02 seconds to the right and run Northeasterly a distance of 280.93 feet to the point of beginning, situated in Shelby County, Alabama.





## Real Estate Sales Validation Form

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

Grantor's Name Cynthia Brothers  
Mailing Address 390 Knightsbridge Alabaster 35007  
Angie McGuire  
131 Heather Ridge Drive Pelham 35124

Grantee's Name Lola Seales  
Mailing Address 131 Heather Ridge Drive  
Pelham, Alabama 35124

Property Address 774 Highway 31 South  
Alabaster, Al. 35007

Date of Sale 6/9/2016  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 179,610.00 (2/3 interest is 119,740)

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 Tax Assessed Value (2/3rd of tax value)

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 \_\_\_\_\_

Print Lola Seales

☐ Unattested \_\_\_\_\_

Sign Lola Seales

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20160613000204200 3/3 \$140.00  
Shelby Cnty Judge of Probate, AL  
06/13/2016 04:03:42 PM FILED/CERT

Form RT-1