


Pages: 4 = \$14.00 + \$3.00(3) = \$23.00
Value \$59,120 (1/3) = \$19,707 = \$20.00
Total = \$43.00

SEND TAX NOTICE TO:
GINGER R. TURNER
5895 Hwy 25
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED


20160629000227080 1/4 \$43.00
Shelby Cnty Judge of Probate, AL
06/29/2016 03:31:44 PM FILED/CERT

THIS IS A QUITCLAIM DEED executed and delivered this 24th day of June, 2016, by **LINDA RUBLE**, a single woman, (hereinafter referred to as the "Grantor") to **GINGER R. TURNER, AMITY ROCHELLE HILDRETH, and AUBREY GILBERT MARTIN** (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the real property described below (the "Subject Property") was conveyed by **LUTHER F. ROCHESTER and CLARA B. ROCHESTER**, a married couple, to **JACK ROCHESTER and WYLODINE ROCHESTER**, as tenants in common, on April 29, 1966 and was recorded in the Office of the Judge of Probate of Shelby County, Alabama on April 30, 1966 (Book 242, Page 26);

WHEREAS, **JACK ROCHESTER and WYLODINE ROCHESTER** each owned an undivided one-half (1/2) interest in the Subject Property;

WHEREAS, upon his death on February 25, 1972, **JACK ROCHESTER** devised a life estate in his undivided one-half (1/2) interest in the Subject Property to **WYLODINE ROCHESTER**, with remainder to his three (3) daughters, **LINDA RUBLE, GINGER R. TURNER and DEBRA ANN GILBERT**;

WHEREAS, upon her death on February 7, 2007, **WYLODINE ROCHESTER** devised her undivided one-half (1/2) interest in the Subject Property to her heirs under Alabama law;

WHEREAS, **DEBRA ANN GILBERT** predeceased **WYLODINE ROCHESTER**, leaving two daughters, **AMITY ROCHELLE HILDRETH and AUBREY GILBERT MARTIN**;

WHEREAS, upon the death of **WYLODINE ROCHESTER**, **JACK ROCHESTER's** undivided one-half (1/2) interest in the Subject Property passed to his daughters, **LINDA RUBLE, GINGER R. TURNER and DEBRA ANN GILBERT**, with each receiving an undivided one-sixth (1/6) interest;

WHEREAS, upon the death of **WYLODINE ROCHESTER**, her undivided one-half (1/2) interest in the Subject Property passed to her heirs as follows: an undivided one-sixth (1/6) interest to **LINDA RUBLE**; an undivided one-sixth (1/6) interest to **GINGER R. TURNER**; an undivided one-twelfth (1/12) interest to **AMITY ROCHELLE HILDRETH**; and an undivided one-twelfth (1/12) interest to **AUBREY GILBERT MARTIN**;

Shelby County, AL 06/29/2016
State of Alabama
Deed Tax: \$20.00

WHEREAS, at this time, LINDA RUBLE owns an undivided one-third (1/3) interest in the Subject Property, having received an undivided one-sixth (1/6) interest from JACK ROCHESTER and an undivided one-sixth (1/6) interest from WYLODINE ROCHESTER; and

WHEREAS, Grantor wishes to convey her interest in the Subject Property to Grantees so that after the conveyance GINGER R. TURNER will own an undivided one-half (1/2) interest in the Subject Property, AMITY ROCHELLE HILDRETH will own an undivided one-fourth (1/4) interest in the Subject Property, and AUBREY GILBERT MARTIN will own an undivided one-fourth (1/4) interest in the Subject Property.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby convey unto the Grantees the following interests: to GINGER R. TURNER an undivided one-sixth (1/6) interest, to AMITY ROCHELLE HILDRETH an undivided one-twelfth (1/12) interest, and to AUBREY GILBERT MARTIN an undivided one-twelfth (1/12) interest in the Subject Property described as follows and which is situated in Shelby County, Alabama, to-wit:

Begin at the NW corner of the SW1/4 of the NE1/4, Section 2, Township 24.5, Range 12 East. Thence east a distance of 1607.05 feet, thence South a distance of 102.00 feet to point of beginning, thence S-1°E a distance of 120.00 feet. Thence east a distance of 210 feet, thence north a distance of 437.37 feet, thence west a distance of 210 feet to point of beginning.

Subject to ad valorem taxes for the current year.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.


TO HAVE AND TO HOLD unto the said Grantees, and to their heirs, administrators and assigns forever.

THE GRANTOR ACKNOWLEDGES THAT THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

The parties intend by the execution of this conveyance to vest Grantor's undivided one-third (1/3) interest in and to the Subject Property in Grantees.

IN WITNESS WHEREOF, the Grantor has set her hand and seal, this 24th day of June, 2016.


LINDA RUBLE, Grantor

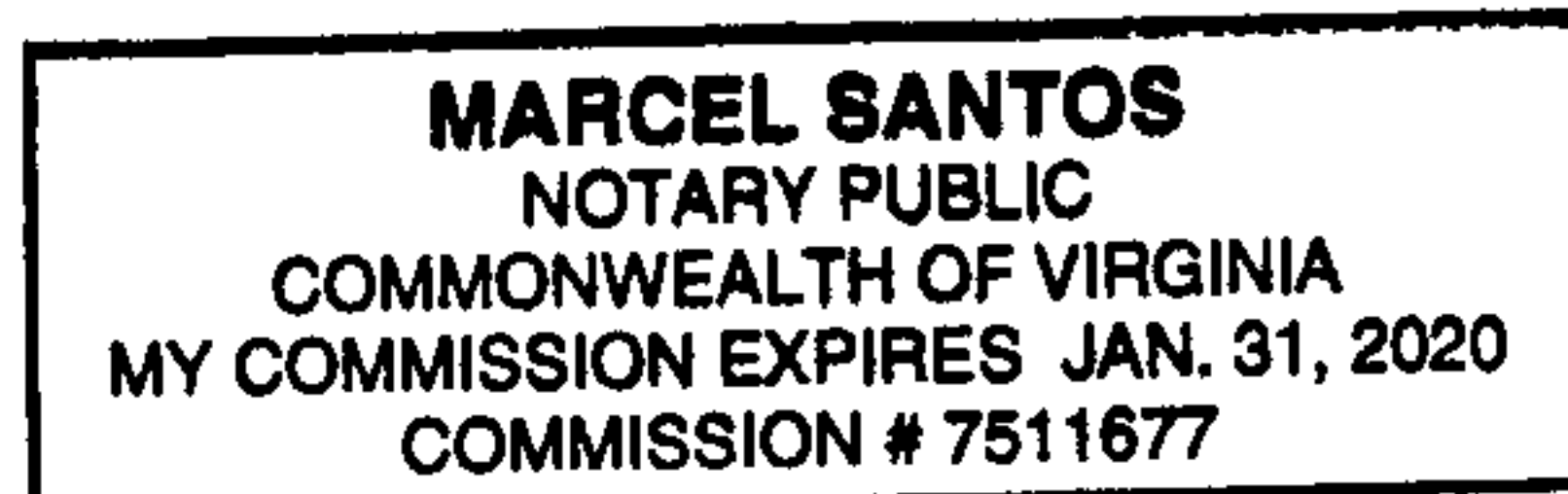

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STATE OF Virginia)
COUNTY OF Fairfax)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that LINDA RUBLE, whose name is signed to the foregoing conveyance, 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 the 24 day of June, 2016.





Notary Public
My Commission Expires: 01-31-2020

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes
Hughes & Scalise, P.C.
The Luckie Building
600 Luckie Drive, Suite 310
Birmingham, Alabama 35223



20160629000227080 3/4 \$43.00
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Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Linda Ruble
 Mailing Address 3716 Richard Avenue
Fairfax, VA 22031

Ginger R. Turner,
 Grantee's Name Amity Rochelle Hildreth,
 Mailing Address Aubrey Gilbert Martin
5895 Hwy 25
Montevallo, AL 35115

Property Address 5895 Hwy 25
Montevallo, AL 35115

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 19,707 (1/3 value of
parcel)

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 2015 Tax Assessor Bill

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 June 24, 2016

Print Linda Ruble, Grantor

☐ Unattested

Sign

Linda Ruble

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1