

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Sterrett Vandiver Water System Inc.
PO Box 220
Sterrett AL 35147

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20160715000247880 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
07/15/2016 01:04:13 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO THOUSAND FIVE HUNDRED THIRTY DOLLARS and NO/00 (\$2,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Mabeath Moore, a single woman*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Sterrett Vandiver Water System Inc.*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

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

The above described property constitutes no part of the homestead of the Grantor.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of July, 2016.

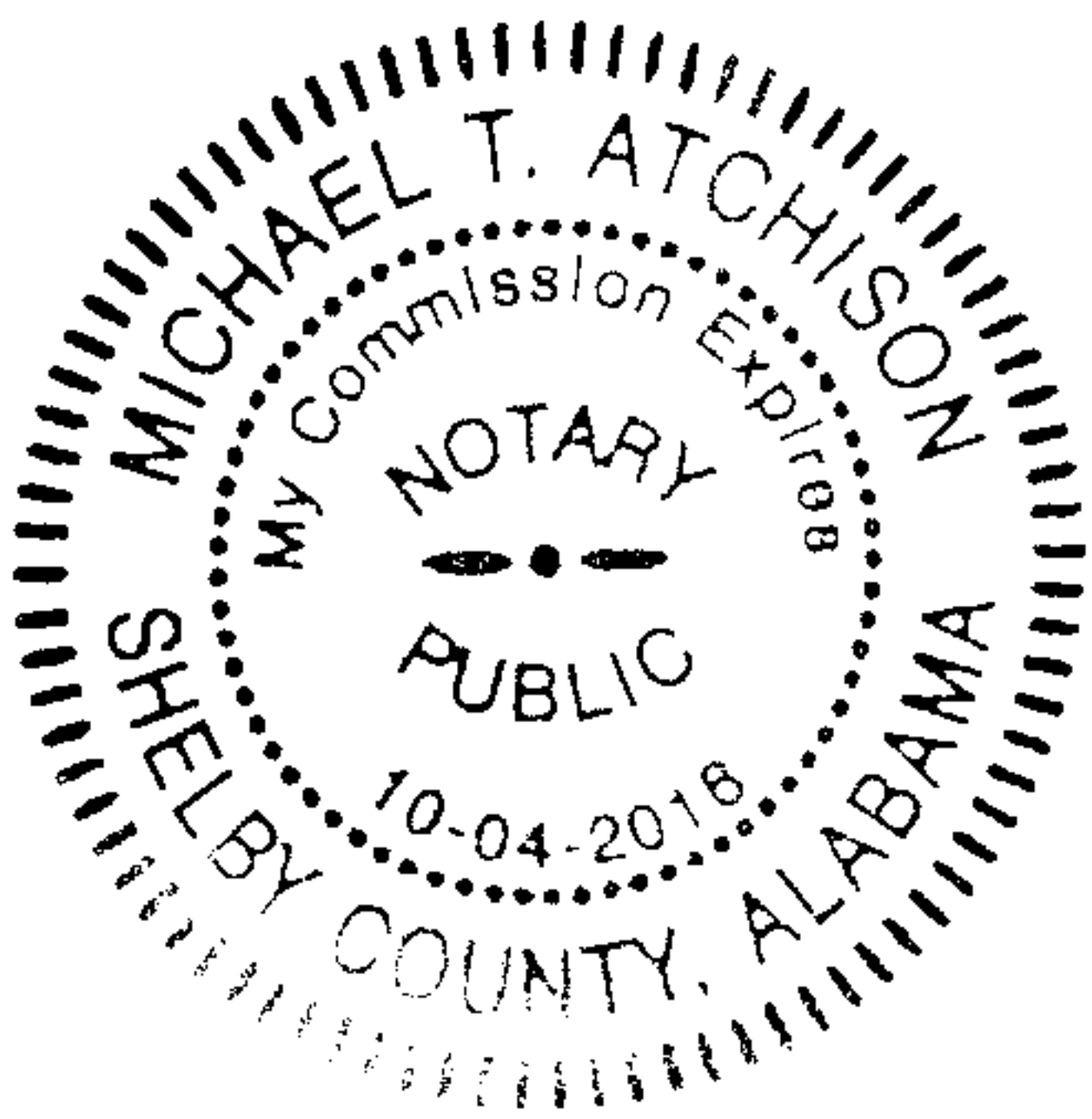
Mabeath Moore
Mabeath Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 07/15/2016
State of Alabama
Deed Tax: \$2.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Mabeath Moore***, 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 11th day of July, 2016.



[Signature]
Notary Public
My Commission Expires: 10-4-16

EXHIBIT A—LEGAL DESCRIPTION

That pare of Lots 1 and 2 in Block E according to the W.E. Crums Map of Sterrett, Alabama, and the survey of lands of Byers and McClinton situated in the West ½ of the Southwest ¼ of Section 19, Township 18, Range 2 East and more particularly, described as follows: Beginning at the Southern most corner of Lot 1 in Block E of said survey, and run thence in a North Easterly direction, along the North West Margin of Shelby Street a distance of 96 feet; run thence in a Northwesterly direction and perpendicular to Shelby Street a distance of 76 feet; run thence in a Southwesterly direction and parallel with Shelby Street a distance of 96 feet more or less to an alley, run thence in a Southeasterly direction along the East margin of said alley a distance of 76 feet to the point of beginning, and situated in the West half of the Southwest ¼ of Section 19, Township 18, Range 2 East.



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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 Mabeath Moore
Mailing Address 3727 Westlark Rd
Westlark AL 35147

Grantee's Name Sterrett Van Diver World System Inc
Mailing Address P.O. Box 220
Sterrett, Ala 35147

Property Address 142 Block E
Cumms Myp
Sterrett

Date of Sale 7-11-16
Total Purchase Price \$ 2500.00
Or
Actual Value \$ _____
Or
Assessors Market 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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Quit Title

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

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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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 7-11-16

Print Mabeath Moore

☐ Unattested
(verified by)

Sign Mabeath Moore
(Grantor/Grantee/Owner/Agent) circle one