

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, AL 35124

20160912000329420
09/12/2016 10:25:35 AM
DEEDS 1/2
(205) 445-1619

Send Tax Notice to:
(Name) Pleasia F. Spears
(Address) PO Box 119
Montevallo, Alabama 35115
MINIMUM VALUE \$50,000.00 (1/2 interest)

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to **Mitchell A. Spears, a married man**, the "Grantor" herein, in hand paid by **Pleasia F. Spears**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all his right, title, interest, and claim in or to the following described real estate, to wit:

Lot 1, according to Winslett's Resurvey of Part of Lot 40, according to the Original Plan of Montevallo, AL as recorded in Map Book 37, Page 131 in the Probate Office of Shelby County, Alabama.

- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

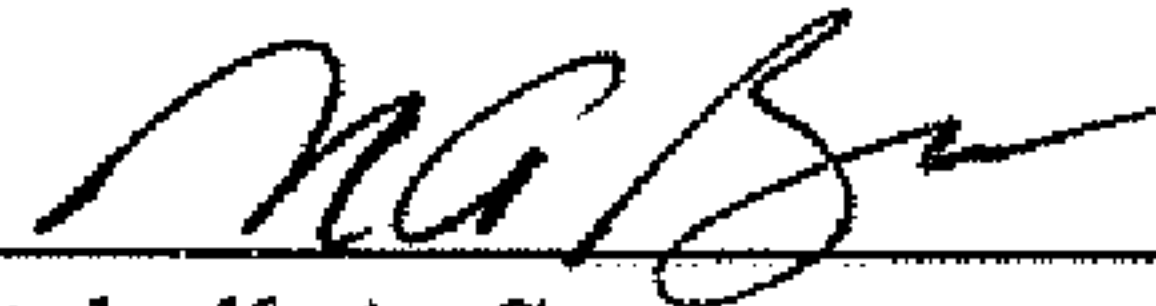
SOURCE OF TITLE: Warranty Deed recorded in the Office of the Judge of Probate, Shelby County, Alabama, at Instrument #20070202000051000.

The proerty herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said **Pleasia F. Spears**, and Grantee's heirs and assigns forever.

Given under my hand and seal this 9th day of September, 2016.

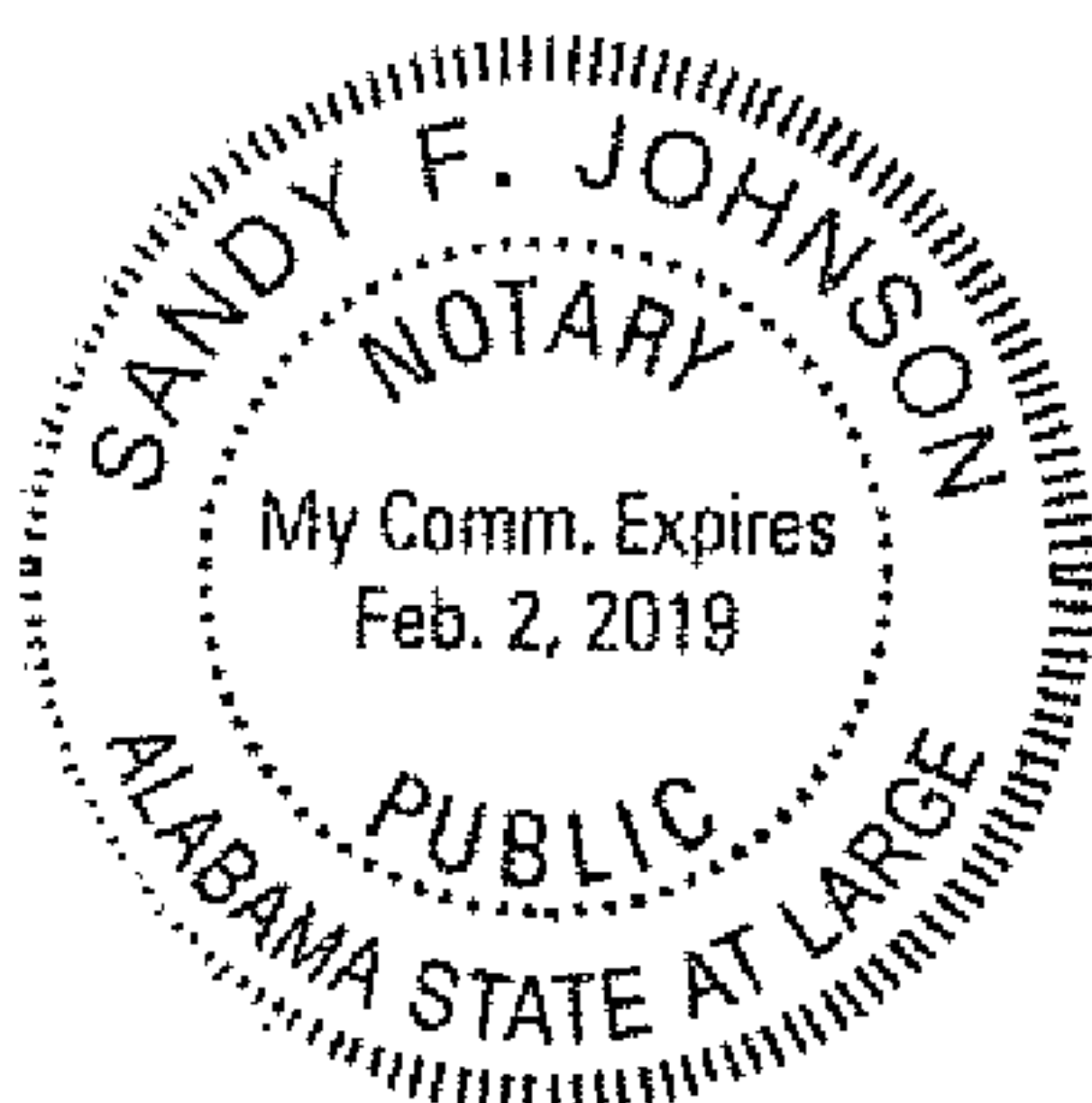


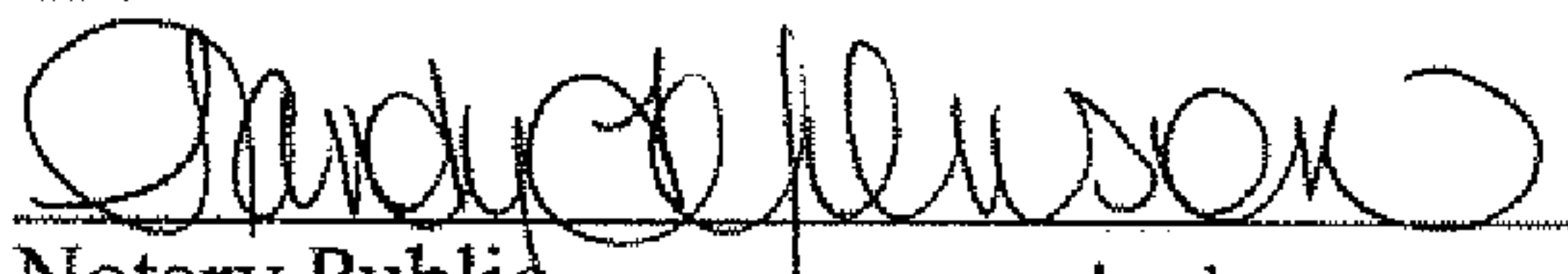
Mitchell A. Spears

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mitchell A. Spears**, 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 on the day same.

Given under my hand and seal on September 9th, 2016.





Notary Public
My commission expires: 2/2/19

Real Estate Sales Validation Form

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

Grantor's Name Mitchell A. Spears
Mailing Address PO Box 119
Montevallo, AL 35115

Grantee's Name Pleasia F. Spears
Mailing Address PO Box 119
Montevallo, AL 35115

0160912000329420 09/12/2016 10:25:35 AM DEEDS 2/2

Property Address Parcel 115
27-5-21-3-304-030.000

Date of Sale 9/9/2016

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 50,000 (1/2 interest)

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 Assessed Value

☐ 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 9/11/16

Print Sandy F. Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/12/2016 10:25:35 AM
\$68.00 CHERRY
20160912000329420

Print Form

Form RT-1