

PREPARED WITHOUT BENEFIT OF SURVEY
TITLE NOT EXAMINED
PREPARER DID NOT CLOSE TRANSACTION
Prepared by JOEL C. WATSON ATTORNEY

20160913000333070 1/2 \$80.00
Shelby Cnty Judge of Probate, AL
09/13/2016 02:13:33 PM FILED/CERT

Shelby County, AL 09/13/2016
State of Alabama
Deed Tax: \$62.00

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of ONE DOLLAR AND NO/100 to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is acknowledged we/I,

TYSON FOUST, A MARRIED MAN

(herein referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to
CAROL D. FOUST

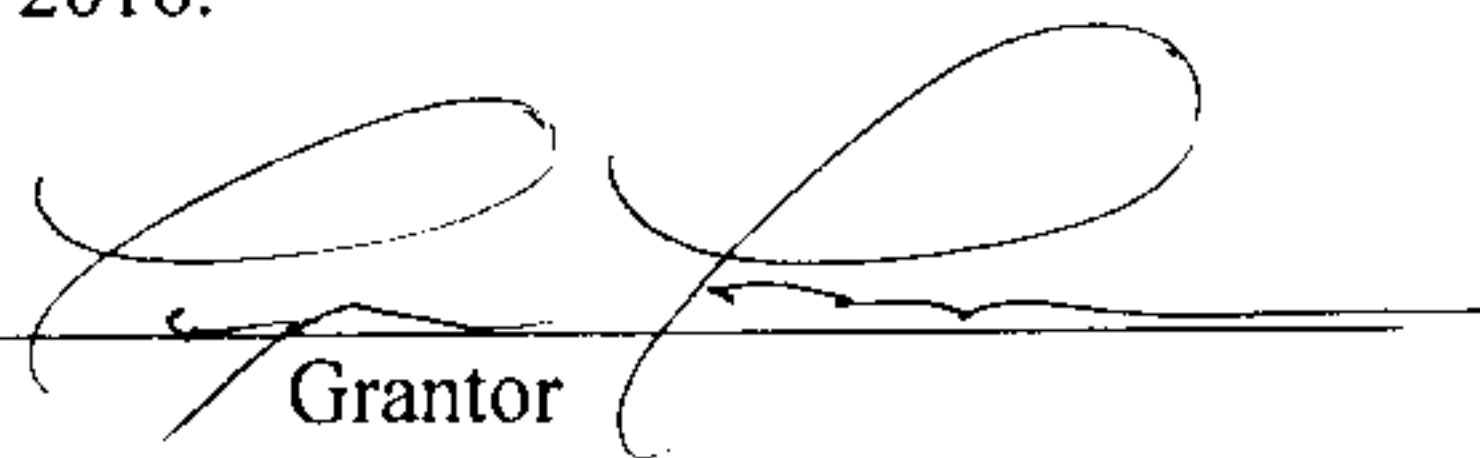
(herein referred to as Grantee\Grantees) the following described real estate, to wit:
LOT 10, ACCORDING TO THE SURVEY OF WOODLAND HILLS, SUBDIVISION, AS
RECORDED IN MAP BOOK 5, PAGE 90 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA

THIS DEED IS MADE PURSUANT TO THE PARTIES DIVORCE AGREEMENT DATED
AUGUST 31, 2016 AND FILED FOR RECORD IN SHELBY COUNTY CIRCUIT COURT
DOMESTIC RELATION DIVISION

TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
6th day of Sept., 2016.

WITNESS:

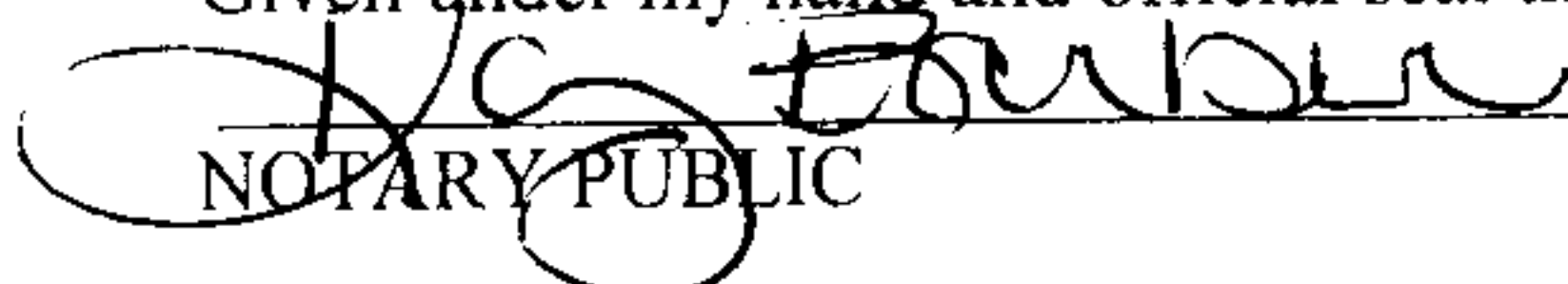

Grantor

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
TYSON FOUST whose name is signed to the foregoing conveyance, and who is known to me,
acknowledge before me on this day, that being informed of the contents of the conveyance he
(she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of Sept. A.D. 2016.


NOTARY PUBLIC

Real Estate Sales Validation Form

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

Grantor's Name Tyson Foust
Mailing Address 116 Oak St.
Maylene AL 35714

Grantee's Name Carol Foust
Mailing Address 116 Oak St.
Maylene AL 35714

Property Address 116 Oak St.
Maylene AL 35714

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 123,900. 1/2 = 61,950


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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 Office

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.

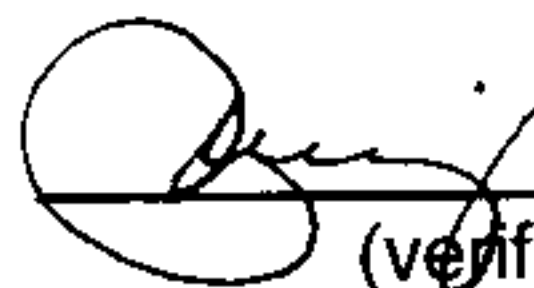
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 9/13/16

Print Carol D. Foust

☒ Unattested


(verified by)

Sign Carol D. Foust

(Grantor/Grantee/Owner/Agent) circle one