


Shelby County, AL 10/24/2016  
State of Alabama  
Deed Tax: \$125.00

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**QUITCLAIM DEED**

  
20161024000390790 1/2 \$143.00  
Shelby Cnty Judge of Probate, AL  
10/24/2016 01:58:50 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, I,

**LINDA L. ARMSTRONG, single**

in hand paid by

**CLAUDE MELVIN ARMSTRONG**

the receipt of which is hereby acknowledged, do remise, release, quitclaim and convey to the said grantee, all my, right, title, interest and claim in or to the following described real estate, to-wit:

Lots 20 and 21, according to Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5, page 5, in the Probate Office of Shelby County, Alabama. There is excepted from this conveyance and reserved to the grantor all that part of the above described lot lying below that certain datum plane of 397 feet above mean sea level as established by the U.S. Coast and Geodetic Survey as adjusted in January, 1955. Grantee shall have the right to use and cut or clear the trees or timber on that part of said lot hereinabove described lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising of original Lay Lake by said Company.

The elevation above sea level used when the original Lay Lake was constructed is converted to U.S. Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level referred to hereinabove.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 235, pages 550-551 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said grantee, his heirs and assigns forever.


Given under my hand and seal this the 24 day of October, 2016.

  
**LINDA L. ARMSTRONG**

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **LINDA L. ARMSTRONG, single**, 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 the 24 day of October, 2016.

  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES MAY 1, 2017

**This Instrument Prepared by:**  
DIANE HADEN HENDERSON  
ATTORNEY AT LAW  
P. O. Box 310  
Winfield, AL 35594

# 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 L. ARMSTRONG  
Mailing Address COLUMBIA, AL

Grantee's Name CLAUDE M. ARMSTRONG  
Mailing Address 1213 COUNTY HWY 3  
EVING, AL 35563

Property Address 456 Waxahatchee Cir  
Shelby, AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 249,300 1/2 = 124,650

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

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 av

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 10-24-16

Print CLAUDE M. ARMSTRONG

☒ Unattested Karen Melsen  
(verified by)

Sign Claude M. Armstrong  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

