


This instrument was prepared by:
Justin/Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080


20161220000463900 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
12/20/2016 09:50 37 AM FILED/CERT

Send Tax Notice to:
William Wayne & Billie Ann Booth
1141 Fox Valley Farms Road
Maylene, AL 35114

 STATE OF ALABAMA
SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE (\$1.00) DOLLAR, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Pat W. Minshew**, an unmarried man (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTOR hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to, **William Wayne Booth and Billie Ann Booth**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, all of the GRANTOR'S rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at a point 648 feet South of the NW corner of the SW 1/4 of NW 1/4, Section 32, Township 20, Range 3, on West line of same; thence running South 87 deg. 28 min. East a distance of 417 feet to point of beginning; thence running North 87 deg. 28 min. East a distance of 169 feet; thence South 5 deg. 10 min. West a distance of 265 feet; thence North 87 deg. 28 min. West a distance of 166 feet; thence North 5 deg. 10 min. East a distance of 265 feet to the point of beginning. Being one acre, more or less, surface only. Located in Shelby County, Alabama in SW 1/4 of NW 1/4, Section 32, Township 20, Range 3.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD the above described property to said GRANTEES and GRANTEES' heirs forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. 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.

Shelby County, AL 12/20/2016
State of Alabama
Deed Tax: \$15.00

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the
21 day of November, 2016.

Pat W. Minshew

Pat W. Minshew

STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Pat W. Minshew**, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of
November, 2016.

[Signature]
Notary Public

My Commission Expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 2017



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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 Pat W. Minshew
Mailing Address 2677 Coalmont Road
Helena, AL 35080

Grantee's Name William Wayne Booth & Billie Ann Booth
Mailing Address 1141 Fox Valley Farms Road
Maylene, AL 35114

Property Address 2677 Coalmont Road
Helena, AL 35080

Date of Sale 11/21/2016

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 14,940.00



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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 ☐ Appraisal
☐ Sales Contract ☒ Other ☐ Tax Assessor's 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 11/21/2016

Print William Wayne Booth

☐ Unattested

Sign William Wayne Booth

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1