


This Instrument Was Prepared By:

Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Linda C. Hood
1047 Princeton Park
Montevallo, AL 35115


20170316000088850 1/5 \$30.00
Shelby Cnty Judge of Probate, AL
03/16/2017 11:43:42 AM FILED/CERT

STATE OF ALABAMA

QUITCLAIM DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ten & 00/100 Dollars (\$10.00)** good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Linda C. Hood, a widow and as spouse and heir at law of Frank Hood, deceased, Aaron R. Hood, as heir of Frank Hood, deceased, and Lisa Hood Bowman, as heir at law of Frank Hood, deceased**, hereinafter called "Grantors," does hereby GRANT, CONVEY, and QUITCLAIM unto **Linda C. Hood (a widowed woman)** hereinafter called "Grantor", all my right, title and interest in and to the following real estate, situated in **Shelby County, Alabama**, to wit:

Lot 10, according to the Survey of Hertiage Trace Phase 2, as recorded in Map Book 36, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to all items of record.

NOTE: This property is not homestead for grantors Aaron R. Hood and Lisa Hood Bowman..

NOTE: This deed is executed for purposes of transferring Frank Hood's one-half undivided interest. Linda C. Hood maintains an 1/2 undivided interest in the same as she is a grantee on the previously executed deed found at Instrument Number 20070427000195990 in the Office of Shelby County Judge Of Probate.

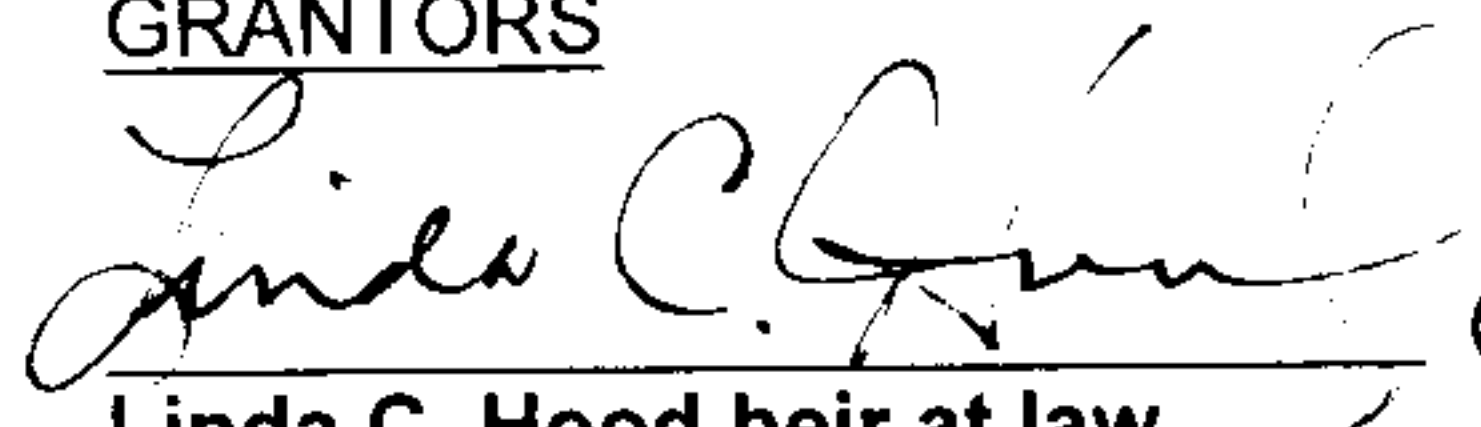
See supporting affidavits attached as Exhibit A

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 2 day of March, 2017.

GRANTORS

GRANTORS

 (L.S.)
Linda C. Hood heir at law
Of Frank Hood (deceased)

STATE OF ALABAMA

ACKNOWLEDGMENT

SHELBY COUNTY

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Linda C. Hood, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same

bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2 day of March, 2017.

Angela Tubbs
Notary Public
MCE 8/22/20



20170316000088850 2/5 \$30.00
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Aaron R. Hood (L.S.)
Aaron R. Hood heir at law of
Frank Hood (deceased)

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Aaron R. Hood, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 3 day of March, 2017.

Angela Tubbs
Notary Public
MCE 8/22/20

Lisa Hood Bowman (L.S.)
Lisa Hood Bowman heir at law of
Frank Hood (deceased)

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Lisa Hood Bowman, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2 day of March, 2017.

Angela Tubbs
Notary Public
MCE 8/22/20


EXHIBIT A (page 1 of 2)


HEIRSHIP AFFIDAVIT

My name is Roxy Shuttleworth and I am over the age of nineteen (19) and have personal knowledge with the following:

I knew Frank Hood for over the last 40 years of his life. He died on or about the 2nd day of January, 2017. He was survived by his wife Linda C. Hood and two adult children, namely Aaron R. Hood and Lisa Hood Bowman. There were no other next of kin.

Frank and Linda Hood did have one (1) additional child, namely Rachel Hood, but unfortunately Rachel Hood died as a minor and had no children of her own. I am not aware of any Last Will and Testament left by the deceased Frank Hood.


20170316000088850 3/5 \$30.00
Shelby Cnty Judge of Probate, AL
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Affiant

Sworn to and subscribed before me on this the 3 day of March, 2017.

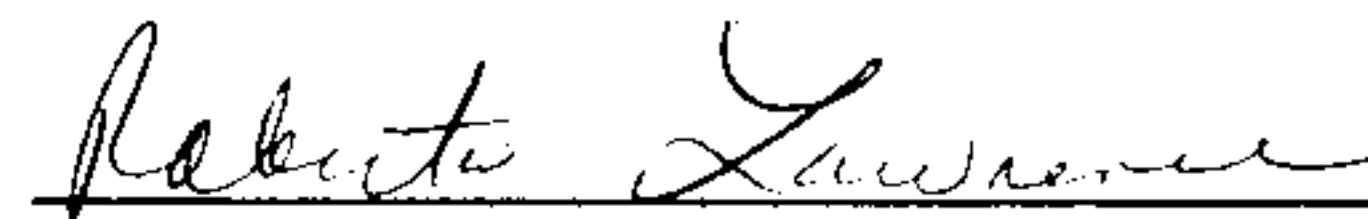

Notary Public
MCE: 5-9-2020


EXhibit A (page 2 of 2)

HEIRSHIP AFFIDAVIT

My name is Roberta Lawrence and I am over the age of nineteen (19) and have personal knowledge with the following:

I knew Frank Hood for over the last 45 years of his life. He died on or about the 2nd day of January, 2017. He was survived by his wife Linda C. Hood and two adult children, namely Aaron R. Hood and Lisa Hood Bowman. There were no other next of kin.

Frank and Linda Hood did have one (1) additional child, namely Rachel Hood, but unfortunately Rachel Hood died as a minor and had no children of her own. I am not aware of any Last Will and Testament left by the deceased Frank Hood.


20170316000088850 4/5 \$30.00
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Roberta Lawrence
Affiant

Sworn to and subscribed before me on this the 3rd day of March 2017,
2017.

Radonna Henderson
Notary Public
MCE: 4/13/19



20170316000088850 5/5 \$30.00
Shelby Cnty Judge of Probate, AL
03/16/2017 11:43:42 AM FILED/CERT

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 C. Hood
Mailing Address _____

Grantee's Name Linda Hood
Mailing Address _____

Property Address 1047 Princeton Park
Montevallo, AL
35115

Date of Sale 3/2/17
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's 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 Estate inheritance
Assessed 45000

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 03/02/17

Unattested

(verified by)

Print Christopher R. Smith

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1