

20170323000096680
03/23/2017 10:10:36 AM
QCDEED 1/3

Prepared by:
Jennifer Banik
Landmark Settlement & Title, LLC
2700 Highway 280 Ste 380E
Birmingham, AL 35223

Send Tax Notice To:
Tammy R. King

29629 Hwy 25
Wilsonville, AL
35186-5834

QUIT CLAIM DEED

State of Alabama

Consideration \$75,000

} Know All Men by These Presents:

County of Shelby

That in consideration of **Ten Dollars and No Cents (\$10.00)**, to the undersigned Grantors, Tammy R. King, an unmarried woman, and Robert F. King, a married man, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto Tammy R. King, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is 29629 Highway 25, Wilsonville, AL 35186**; to-wit:

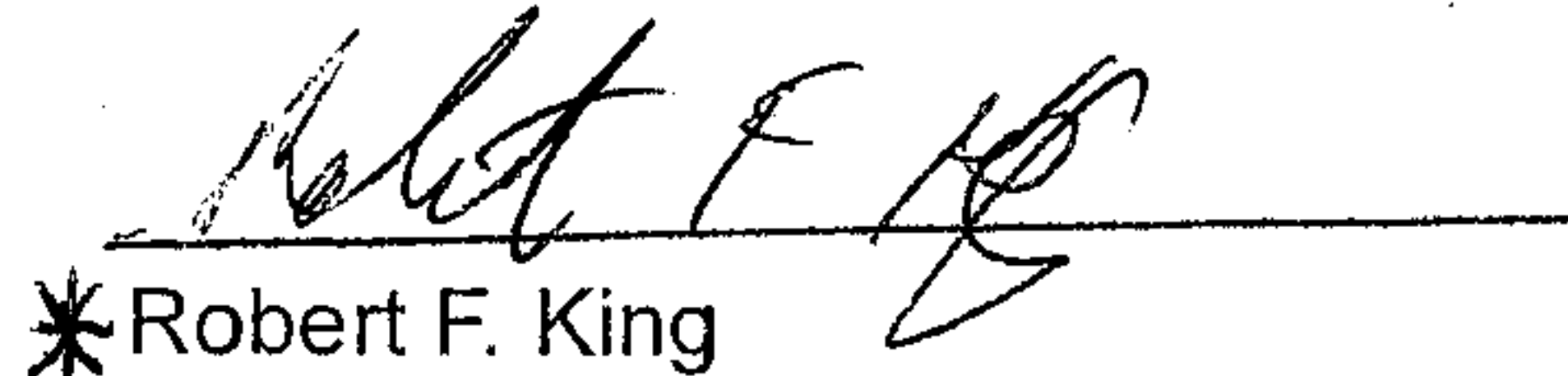
See Exhibit A for legal description

Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 15th day of March, 2017.

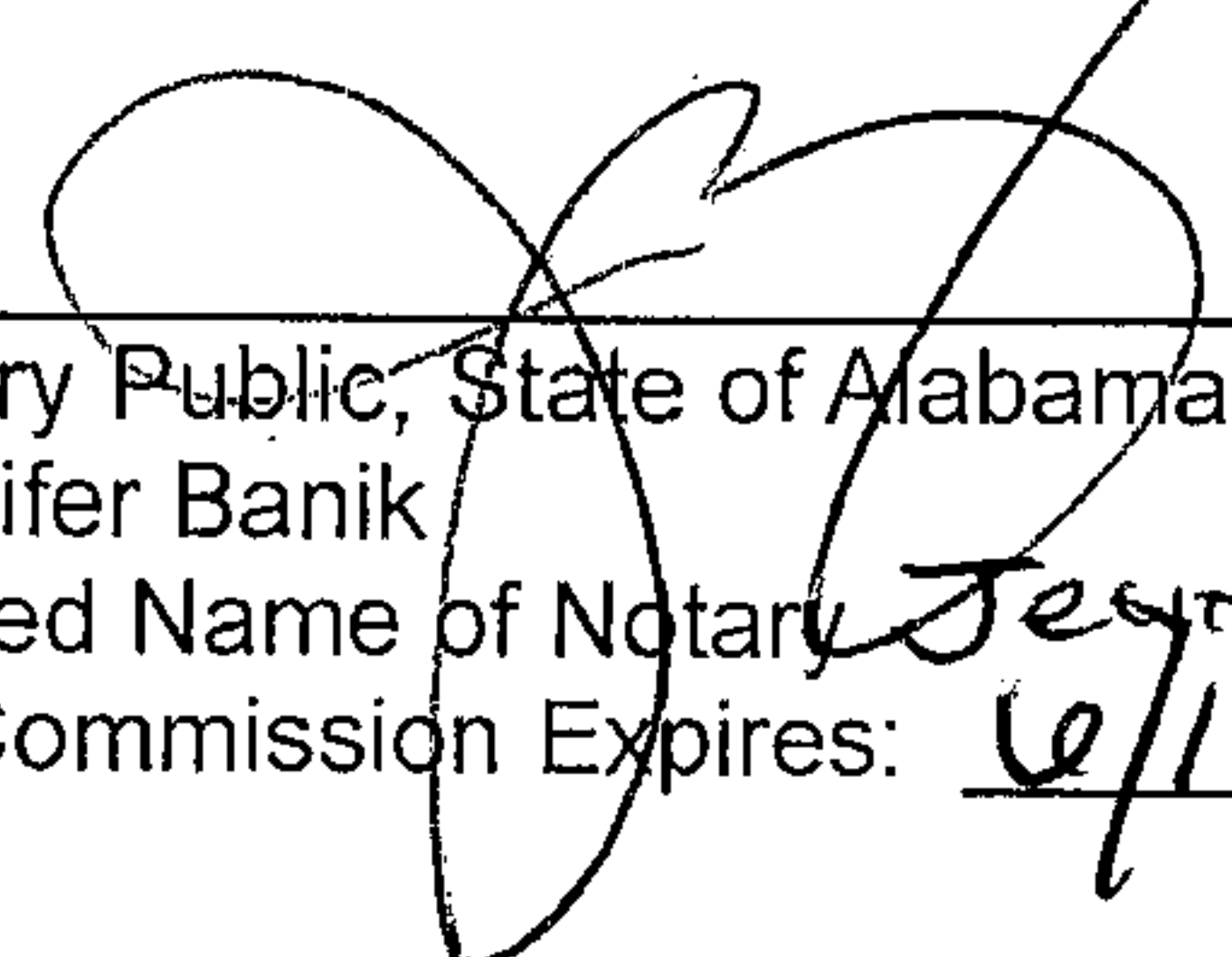

* Tammy R. King


* Robert F. King

State of Alabama
County of Jefferson

I, Jennifer Banik, a Notary Public in and for said County, in said State, hereby certify that *, whose name (s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 15th day of March, 2017.


Notary Public, State of Alabama

Jennifer Banik

Printed Name of Notary: Jennifer L. Banik

My Commission Expires: 6/12/17

EXHIBIT A

From the Northwest corner of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama proceed thence S 89°19'07"E along the North boundary of said Section 1 for 450.74 feet to a point; thence S 0°40'53"W 4004.11 feet to a 5/8" Rebar set by Billy R. Martin, (AL. REG. NO. 10559), said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed S 13°04'23"E 208.75 feet to a 5/8" Rebar Set by Billy R. Martin, (AL. REG. NO. 10559), said point being on the Northerly right-of-way of State Highway No. 25; thence S 76°55'37"W along said right-of-way for 208.75 feet to a 5/8" Rebar Set by Billy R. Martin, (AL. REG. NO. 10559); thence leaving said right-of-way proceed N 13°04'23"W parallel to the Easterly boundary of herein described parcel of land for 208.75 feet to a 5/8" Rebar Set by Billy R. Martin, (AL. REG. NO. 10559); thence N 76°55'37"E parallel to the Northerly right-of-way boundary of State Highway No. 25 for 208.75 feet, back to the POINT OF BEGINNING.

The above described parcel of land is located in the Northwest quarter of the Southwest quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama and contains 1.00 acre, more or less.

The Subject Property is not the Homestead of Robert F King, nor his spouse.

Real Estate Sales Validation Form

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

Grantor's Name Tammy R King
Mailing Address Robert F King
29629 Hwy 25
Wilsonville AL 35186

Grantee's Name Tammy R King
Mailing Address 29629 Hwy 25
Wilsonville AL 35186

Property Address 29629 Hwy 25
Wilsonville AL 35186

Date of Sale 3/15/17
Total Purchase Price \$
or
Actual Value \$ 75,000

20170323000096680 03/23/2017 10:10:36 AM QCDEED 3/3 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 3/23/17

Print Jim McLean

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Unattested

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2017 10:10:36 AM
\$96.00 CHERRY
20170323000096680

(verified by)

[Signature]