

This instrument prepared by:

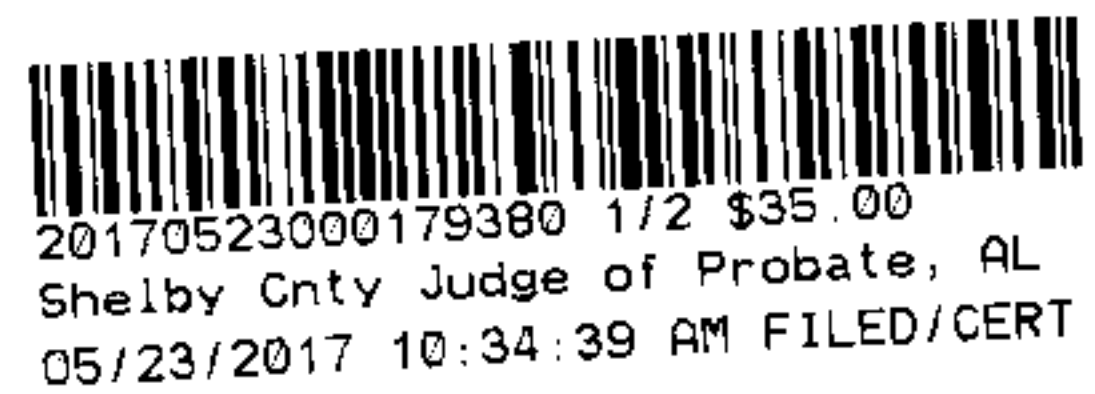
ELLIS, HEAD, OWENS & JUSTICE
P.O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:

Ms. Bettie Jean Watson
130 Slab Hill Road
Calera, Alabama 35040

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **CHARLIE EVANS, JR., an unmarried man**, (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto **BETTIE JEAN WATSON** (herein referred to as Grantee), all his right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

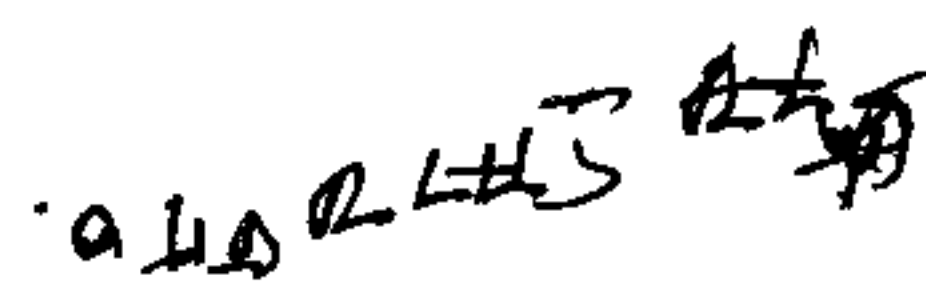
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH,
RANGE 13 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COM INT S R/W CO RD WITH E/L SW1/4; TH S 210'(S) TO POB; CONT
S 210; TH W 210; TH N 210 TH E 210 TO POB.

The Grantor is the brother of Mack Royster who died on or about February 26, 2017, as an unmarried man. Mack Royster's previous wife, Pecola Banks Royster, died prior to his death. Mack Royster had no children, and both of his parents, Charlie Evans and Jenny Royster, died prior to his death. In addition to the Grantor, Mack Royster had three (3) other brothers, Henry Royster, Robert Royster, and Willie C. Royster, all of whom are deceased.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of May, 2017.



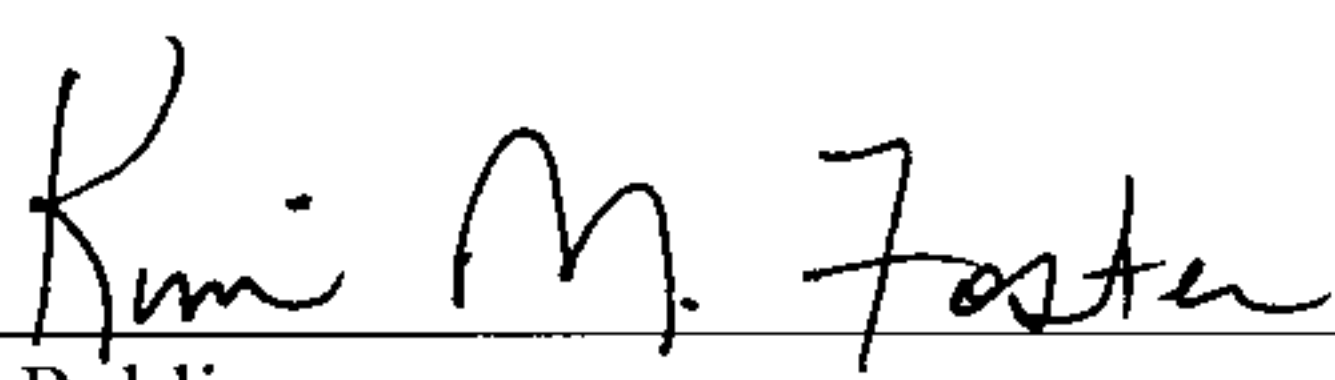
Charlie Evans, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CHARLIE EVANS, JR., an unmarried man**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May,
2017.

Shelby County, AL 05/23/2017
State of Alabama
Deed Tax: \$17.00



Notary Public
My Commission Expires: 1-7-19

Real Estate Sales Validation Form

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

Grantor's Name Charlie Evans, Jr.
Mailing Address P.O. Box 40
Calera, Alabama 35040

Grantee's Name Bettie Jean Watson
Mailing Address 130 Slab Hill Road
Calera, Alabama 35040

Property Address 128 Slab Hill Road
Calera, Alabama 35040

Date of Sale May 23, 2017

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 16,800.00

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 Property Tax Assessment

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 5-23-17

Print Bettie Jean Watson

Unattested

Kimi M. Foster
(verified by)

Sign

Bettie Jean Watson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

