

This instrument was prepared by

Send Tax Notice To:

(Name)

Mike and Maureen Sheffield

(Name)

(Address)

118 Grandview Cir

Maylene, Al 35113

(Address)

20170524000181420

05/24/2017 11:03:01 AM

QCDEED 1/3

QUIT CLAIM DEED

STATE OF ALABAMA

COUNTY OF SHEBLY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00 Dollars undersigned grantor,

Regions Bank, an Alabama banking corporation, successor by merger to AmSouth Bank

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents does remise, release, quit claim and convey to the said

Mike Sheffield and wife Maureen Sheffield

(herein referred to as GRANTEES) all right, title, interest and claim for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County Alabama, to-wit:

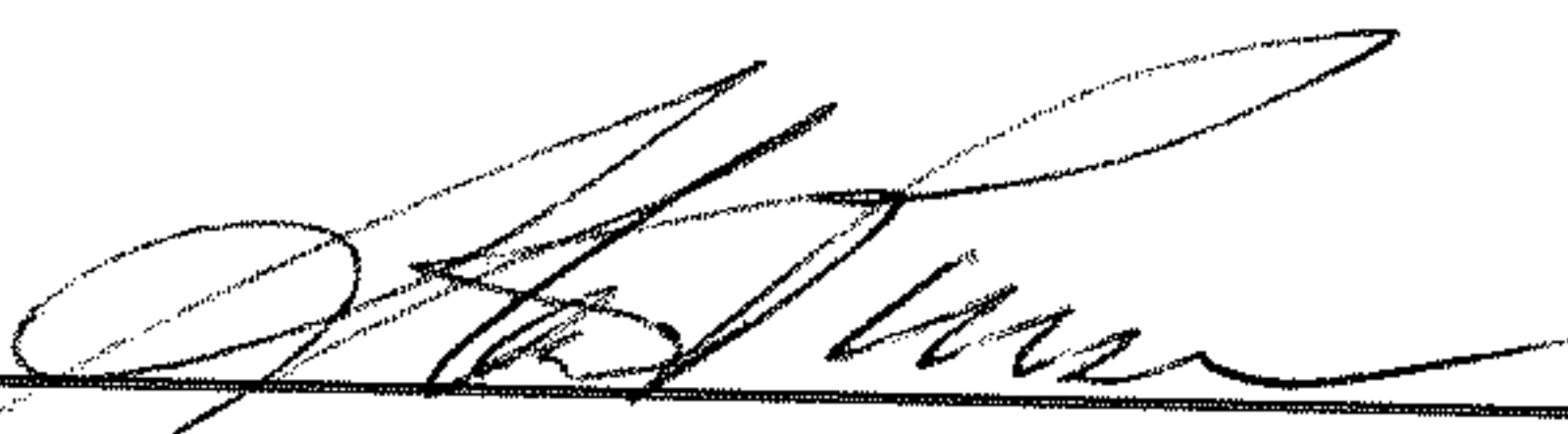
Lot 3, according to the Survey of Meeks Subdivision as recorded in Map Book 37, page 111, in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Steven Purser, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of April, 2017.

ATTEST:

Regions Bank, an Alabama banking corporation

Secretary



Steven Purser
Vice President

QUIT CLAIM DEED

Page 2

Mississippi
STATE OF ~~ALABAMA~~

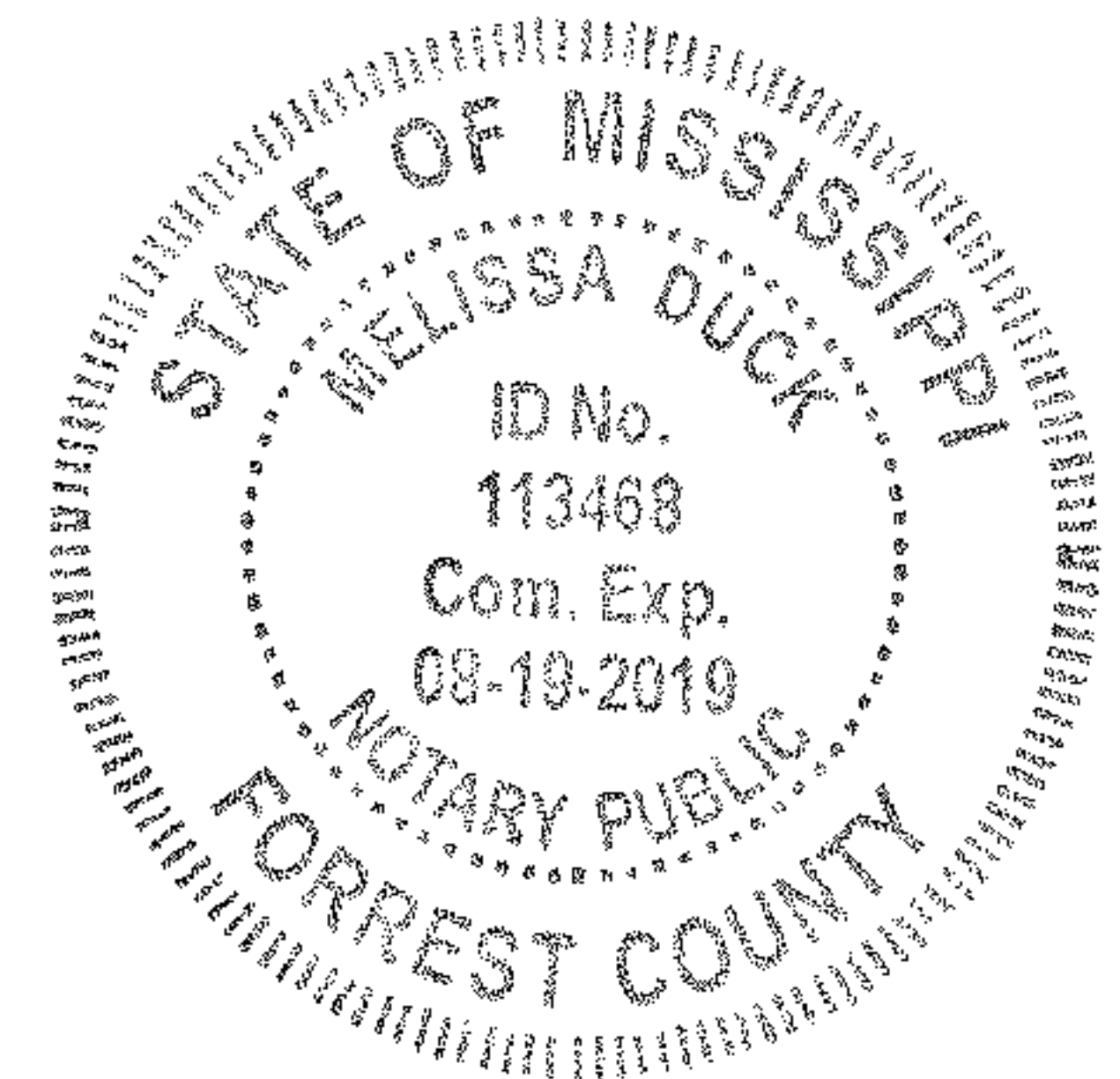
COUNTY OF ~~SHELBY~~ Forrest

I, Melissa Duck a Notary Public in and for said County in said State, hereby certify that Steven Purser whose name as Vice President of Regions Bank, an Alabama banking corporation, has 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, as such officer and with full authority, executed the same voluntarily for and the act of said corporation,

Given under my hand and official seal, this the 3rd day of May 2017

Melissa Duck
Notary Public

My Commission Expires 8/19/2019



Real Estate Sales Validation Form

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

Grantor's Name Regions Bank
Mailing Address _____

Grantee's Name Mike & Maureen Sheppard
Mailing Address 118 Grandview Cir Dr
Maylene AL 35113

20170524000181420 05/24/2017 11:03:01 AM QCDEED 3/3

Property Address 210 Mountainview Dr
Montevallo AL 35115

Date of Sale 5-23-17
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 139,440



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/24/2017 11:03:01 AM
S22.00 CHERRY
20170524000181420

[Signature]

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 - record to clear title

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 5-22-17

Print _____

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22 DAY OF May, 2017

[Signature]
Notary Public

