


THIS INSTRUMENT PREPARED BY:
ELIZABETH A. ROLAND
THE ROLAND LAW FIRM
267 VILLAGE PARKWAY
HELENA, AL 35080-4028

(DESCRIPTION FURNISHED BY GRANTOR. NO
SURVEY EXAMINED AND NO TITLE EXAMINED
BY THIS ATTORNEY.)
SOURCE OF TITLE: INSTRUMENT #1996-10292,
03/29/1996, PROBATE JUDGE OF SHELBY
COUNTY, ALABAMA.

QUITCLAIM DEED

STATE OF ALABAMA }
SHELBY COUNTY }


20170531000190150 1/3 \$166.50
Shelby Cnty Judge of Probate, AL
05/31/2017 01:48:57 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Julia Kennerly Mendonca**, an unmarried woman, (hereinafter referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to **Phillip Michael Mendonca and wife, Melanie Rose Mendonca**, as joint tenants with right of survivorship, hereinafter referred to as Grantees) all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

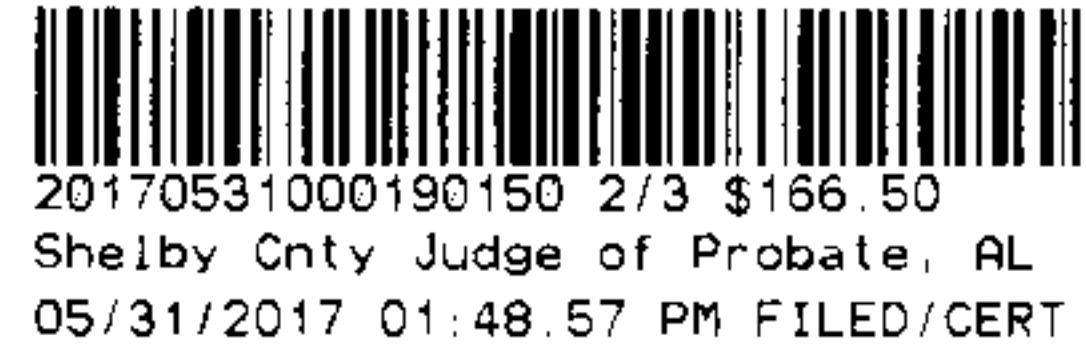
Tract #1: The following described real estate situated in Shelby County, Alabama, to-wit: That certain lot or parcel of land in the town of Montevallo, which is particularly described as follows, to-wit: Beginning at a point along the northeast line of Moody Street one-hundred and twenty-five feet (125 ft.) northwest of the intersection of said northeast line of Moody Street and the northwest line of Nabors Street according to the map of Lyman's Addition as recorded in the office of the Probate Judge of Shelby County, running thence northwest from this point along the northeast line of Moody Street a distance of seventy-five feet, thence northeast along a line parallel with Nabors a distance of three-hundred feet (300 ft.), thence southeast along a line parallel with Moody Street a distance of seventy-five feet (75 ft.), thence southwest along a line parallel with Nabors Street, a distance of three-hundred feet (300 ft.) to the point of beginning.

Tract #2: The following described real estate situated in Shelby County, Alabama, to-wit: That certain lot or parcel of land in the town of Montevallo, which is particularly described as follows, to-wit: Beginning at the point of intersection of the northeast line of Moody Street with the northwest line of Lyman's Addition, according to the map of said Lyman's Addition as recorded in the office of the Probate Judge of Shelby County, which point is opposite and across the end of said Moody Street, according to said map, forms the northernmost corner of Lot One (1) Block L, of said Lyman's Addition; running thence northeast, along the said line of Lyman's Addition three hundred (300) feet; thence southeast, parallel with said Moody Street one hundred (100) feet, thence southwest, parallel with said northwest line of Lyman's Addition three hundred (300) feet to Moody Street and thence northwest along the northeast line of said Moody Street, to the point of beginning, a distance of one hundred (100) feet.

Shelby County, AL 05/31/2017
State of Alabama
Deed Tax: \$145.50

SUBJECT TO: Existing easements, restrictions, encumbrances, rights of way, limitations, if any of record. Ad Valorem Taxes for the current year and subsequent years not yet due and payable.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.



TO HAVE AND TO HOLD to said Grantees forever.

In witness whereof, I have hereunto set my hand and seal, this 4th day of May, 2017

Julia Kennerly Mendonca
JULIA KENNERLY MENDONCA

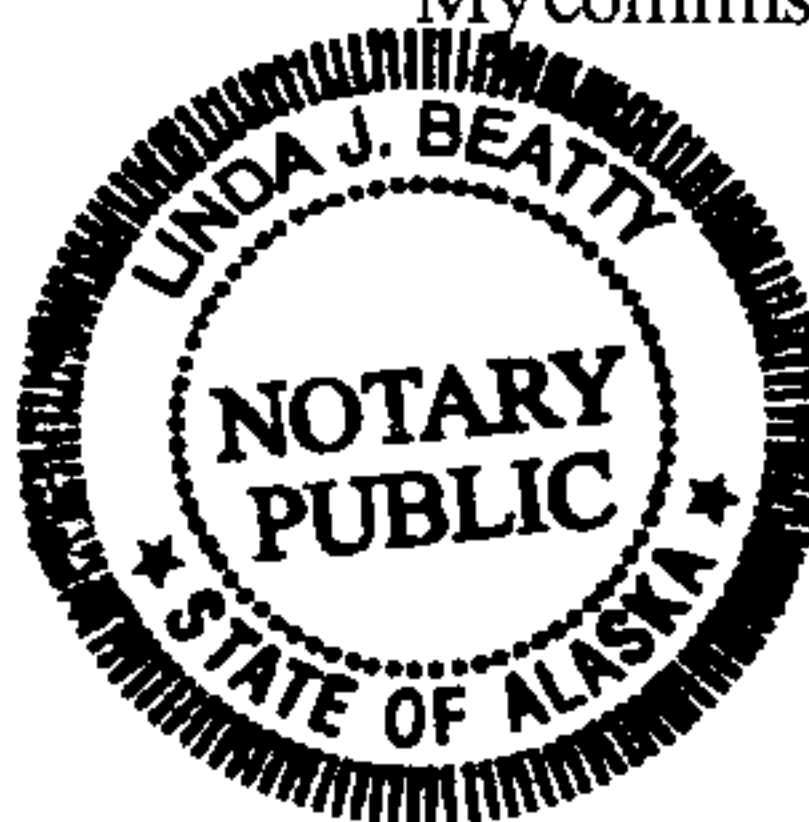
STATE OF ALASKA }
Aurbonage COUNTY }

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Julia Kennerly Mendonca**, an unmarried woman, 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 conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2017.

Linda J. Beatty
Notary Public
My commission expires: 6-19-2019

Mail tax notice to:
Phillip and Melanie Mendonca
1150 Moody Street
Montevallo, AL 35115



Real Estate Sales Validation Form

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

Grantor's Name Julia Kennerly Mendonca
Mailing Address 2020 Muldoon Rd., Apt. 211
Anchorage, AK 99504

Grantee's Name Phillip Michael Mendonca
Mailing Address Melanie Rose Mendonca
1150 Moody Street
Montevallo, AL 35115

Property Address 1150 Moody Street
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 145,300.00

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 Shelby County (AL) Tax Assessor's Office

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 May 4, 2017

Print Julia Kennerly Mendonca

Unattested

Sign Julia Kennerly Mendonca
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



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