

Recording Requested By
First American Title OFS

Return to after recordation:

Stephen A. Wilson Jr. and Ivy D. Wilson, 176 Wisteria Drive, Chelsea, AL 35043

STATE OF ALABAMA
COUNTY OF SHELBY

247230

QUITCLAIM DEED

STEPHEN A. WILSON, JR., married, and ROSE M. WILSON, single, whose mailing address is 176 Wisteria Drive, Chelsea, AL 35043, hereinafter referred to as "Grantor" and

STEPHEN A. WILSON, JR. and IVY D. WILSON, husband and wife, as joint tenants with rights of survivorship whose mailing address is 176 Wisteria Drive, Chelsea, AL 35043, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 431, according to the map and survey of Windstone IV Subdivision, as recorded in Map Book 27, Page 55, in the Probate Office of Shelby County, Alabama.

BEING the same property conveyed to Stephen A. Wilson, Jr., a married person and Rose M. Wilson, a single person, by Quit Claim Deed dated August 11, 2014 and recorded August 11, 2014, of record in Instrument No. 20140811000250760, in the Office of the Judge of Probate of Shelby County, Alabama.

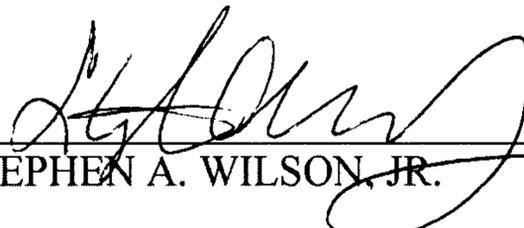
This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 15 day of June, 2017.

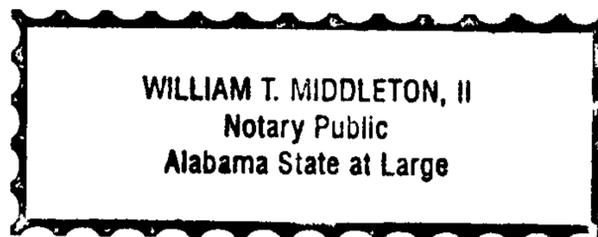

STEPHEN A. WILSON, JR.

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that STEPHEN A. WILSON, JR., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 15 day of June, 2017.


Notary Public
William T. Middleton II
Print Name
My Commission expires: 10/21/2019



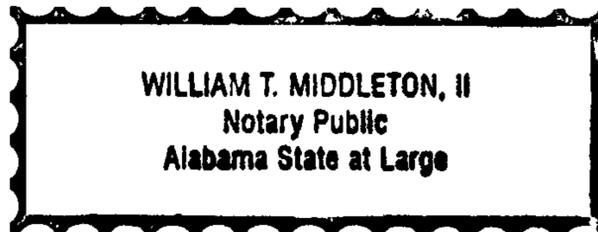
Rose M. Wilson
ROSE M. WILSON

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that ROSE M. WILSON, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 15 day of June, 2017.

WT Middleton II
Notary Public
William T. Middleton II
Print Name
My Commission expires: 10/21/2019



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
P.O. Box 1896, Fairhope, AL 36532-1896

Grantor's address:
Stephen A. Wilson, Jr. and Rose M. Wilson
176 Wisteria Drive, Chelsea, AL 35043

Grantee's address:
Stephen A. Wilson Jr. and Ivy D. Wilson
176 Wisteria Drive, Chelsea, AL 35043

Real Estate Sales Validation Form

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

Grantor's Name Rose M Wilson
Mailing Address 8360 Serene Lake Rd
McCalla AL 35111

Grantee's Name Stephen Wilson
Mailing Address 176 Wisteria Dr.
Chelsea, AL 35043

20170627000229570 06/27/2017 12:46:19 PM QCDEED 4/4

Property Address 176 Wisteria Drive
Chelsea, AL 35043

Date of Sale 6/15/2017
Total Purchase Price \$ 112,300

or
Actual Value \$ _____

or
Assessor's Market Value \$ 224,000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/27/2017 12:46:19 PM
S136.50 CHERRY
20170627000229570

[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 REMOVE CO-SIGNER, ADD SPOUSE

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 6/15/2017

Print Stephen Wilson

Unattested [Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one