

Shelby County, AL 08/04/2017
State of Alabama
Deed Tax: \$40.00

Send Tax Notice to:
Laurie Fowler
101 Autumn Place
Birmingham AL 35242

STATE OF ALABAMA)

SHELBY COUNTY)


20170804000282240 1/6 \$71.00
Shelby Cnty Judge of Probate, AL
08/04/2017 09:39:53 AM FILED/CERT

QUITCLAIM DEED

THIS IS A QUITCLAIM DEED executed and delivered by Maudie Skelton Bowen (fka Maudie Armstrong) (hereinafter referred to as “**Grantor**”), to Rita Marie Armstrong Spain, Susan Lea Armstrong, and Laurie Elaine Fowler as joint tenants with right of survivorship (hereinafter referred to as “**Grantees**”).

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Aubry Lee Armstrong (aka Aubrey Lee Armstrong) died intestate on April 19, 2001, in Shelby County, Alabama. Letters of Administration were issued to his daughter, Laurie Fowler, on June 26, 2001, Probate Case No: 41-228.

WHEREAS, Aubry Lee Armstrong was not married at his date of death and was survived by his children, Rita Marie Armstrong Spain, Susan Lea Armstrong, Laurie Elaine Fowler and Audrey Deanna Armstrong.

WHEREAS, at the time of his death, Aubry Lee Armstrong owned real property in Shelby County, Alabama (the “Property”). Per the Alabama laws of intestacy, all of his property, including the Property, passed equally to Rita Marie Armstrong Spain, Susan Lea Armstrong, Laurie Elaine Fowler and Audrey Deanna Armstrong;

WHEREAS, Audrey Deanna Armstrong (the “Decedent”), predeceased the Grantor. The Decedent died intestate, unmarried and with no children. No probate estate was opened for the Decedent. By operation of law, the Decedent’s interest in the Property passed to the Grantor (See attached Affidavit of Heirship);

WHEREAS, the Grantor desires through this conveyance to transfer all of her interest in the property, including but not limited to the interest acquired by her from her deceased daughter, to the Grantees as joint tenants with right of survivorship.

NOW THEREFORE, in consideration of Ten and 00/100th DOLLARS (\$10.00) and other good and valuable consideration paid to the Grantor, receipt of which is hereby acknowledged, the Grantor hereby remises, releases, quitclaims and conveys unto the Grantees, as joint tenants with right of survivorship, all of the Grantor’s right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama, to-wit:

FROM THE SOUTHEAST CORNER OF NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST, RUN NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID ¼-1/4 SECTION 772.0 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE NORTHERLY ALONG LAST SAID COURSE FOR 260.0 FEET; THENCE TURN LEFT AN ANGLE OF 90 DEGREES 21 MINUTES AND RUN WESTERLY 960.19 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO 41; THENCE RUN LEFT AN ANGLE OF 73 DEGREES 49 MINUTES AND RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 270.84 FEET; THENCE TURN LEFT AN ANGLE OF 106 DEGREES 11 MINUTES AND RUN EASTERLY 1041.79 FEET TO THE POINT OF BEGINNING. THIS LAND BEING PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST. SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding such property (the **"Property"**).

THIS CONVEYANCE is subject to the following:

1. Ad valorem taxes for the current year and subsequent years; and
2. All easements, reservations and restrictions, conditions and other matters of record.
3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-ways, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to Grantees, as joint tenants with right of survivorship, their successors and assigns forever.

The Grantor intends by the execution of this conveyance to vest title in and to the Property in Grantees.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 12th day of June, 2017.

GRANTOR:

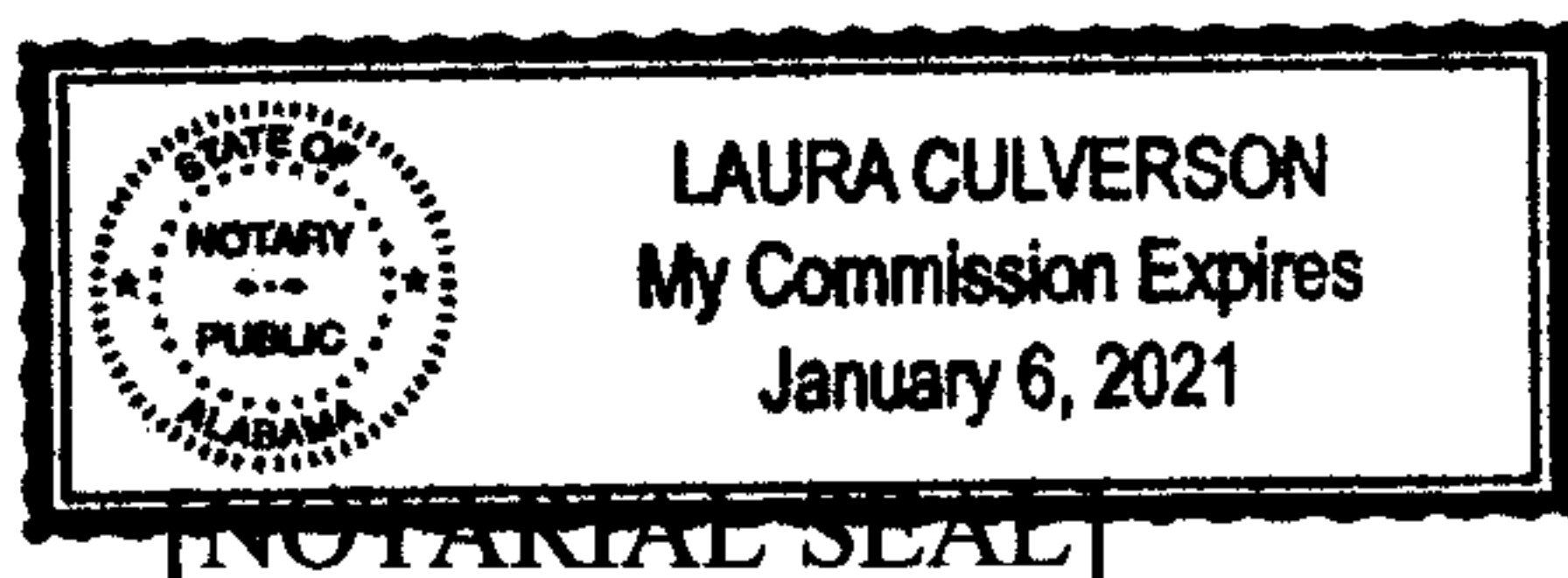

Maudie Skelton Bowen

STATE OF Alabama)

Walker COUNTY)

I, the undersigned, a Notary Public, hereby certify Maudie Skelton Bowen , whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of June, 2017.



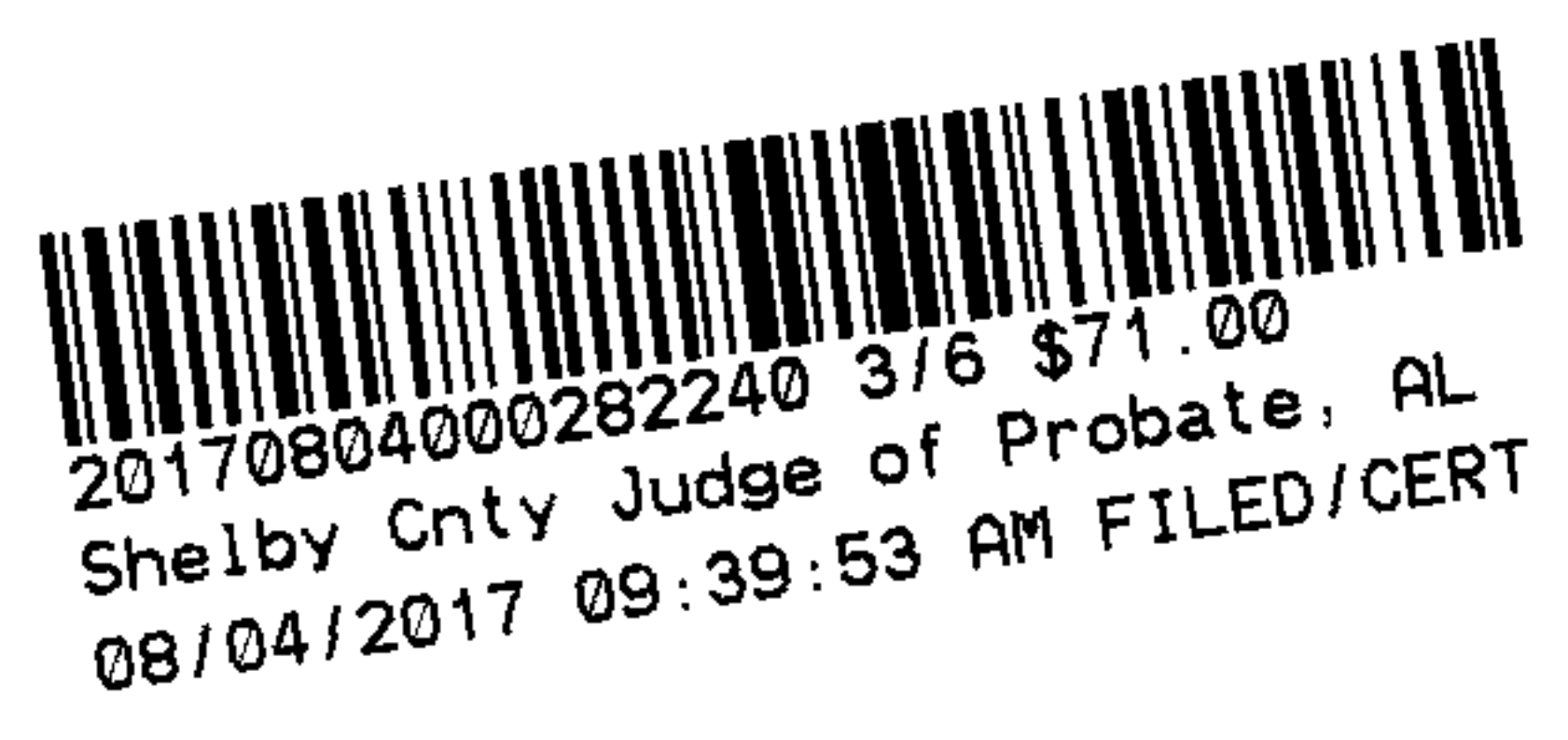
Laura Culverson
Notary Public

My Commission Expires: 1-6-2021

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

**THIS INSTRUMENT PREPARED BY
(without the benefit of a Title Search):**

Amy D. Adams
1901 6th Ave N, Suite 1500
Birmingham, Alabama 35203-5202



STATE OF ALABAMA

COUNTY OF Shelby

**AFFIDAVIT OF HEIRSHIP
REGARDING AUDREY DEANNA ARMSTRONG**

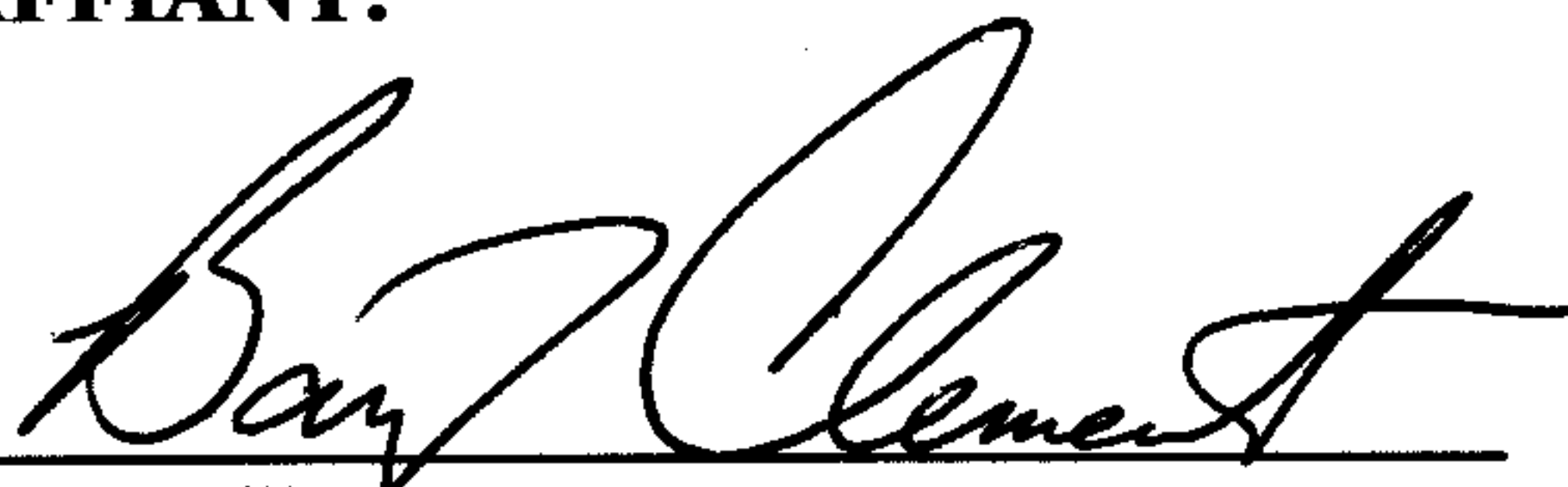
Before me, a Notary Public in and for said County in said State, personally appeared Peggy Donley, whose name is signed to this Affidavit and who is known to me, and who being by me first duly sworn, deposes and says as follows:

1. That my name is Barry Clements, I reside in Shelby County, Alabama, I am over the age of nineteen years, I am of sound mind and body and I personally have knowledge of the facts sworn to in this Affidavit.
2. That I have known the Armstrong family for over thirty (30) years and knew Audrey Deanna Armstrong personally.
3. That Audrey Deanna Armstrong (the "Decedent") died intestate on or about the 1st day of January, 2016, while an inhabitant of Shelby County, Alabama.
4. That no probate estate was opened for the Decedent.
5. That the Decedent was not married at the time of her death and had no descendants.
6. That the Decedent's mother, Maudie Skelton Bowen, is living but her father, Aubry Lee Armstrong, predeceased her.
7. That the sole heir of the estate of the Decedent is her mother, Maudie Skelton Bowen.
8. That the Decedent owned real property in Shelby County, Alabama.


20170804000282240 4/6 \$71.00
Shelby Cnty Judge of Probate, AL
08/04/2017 09:39:53 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 21 day of July, 2017.

AFFIANT:


Barry Clements

Sworn and subscribed to before me
this 21 day of July, 2017.


Notary Public

MY COMMISSION EXPIRES DECEMBER 9, 2019

[SEAL]



20170804000282240 5/6 \$71.00
Shelby Cnty Judge of Probate, AL
08/04/2017 09:39:53 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Maudie Skelton Bowen
Mailing Address c/o Laurie Fowler
101 Autumn Place
Birmingham, AL 35242

Grantee's Name Rita Spain, Susan Armstrong, and
Mailing Address Laurie Fowler
101 Autumn Place
Birmingham, AL 35242

Property Address land

Date of Sale n/a

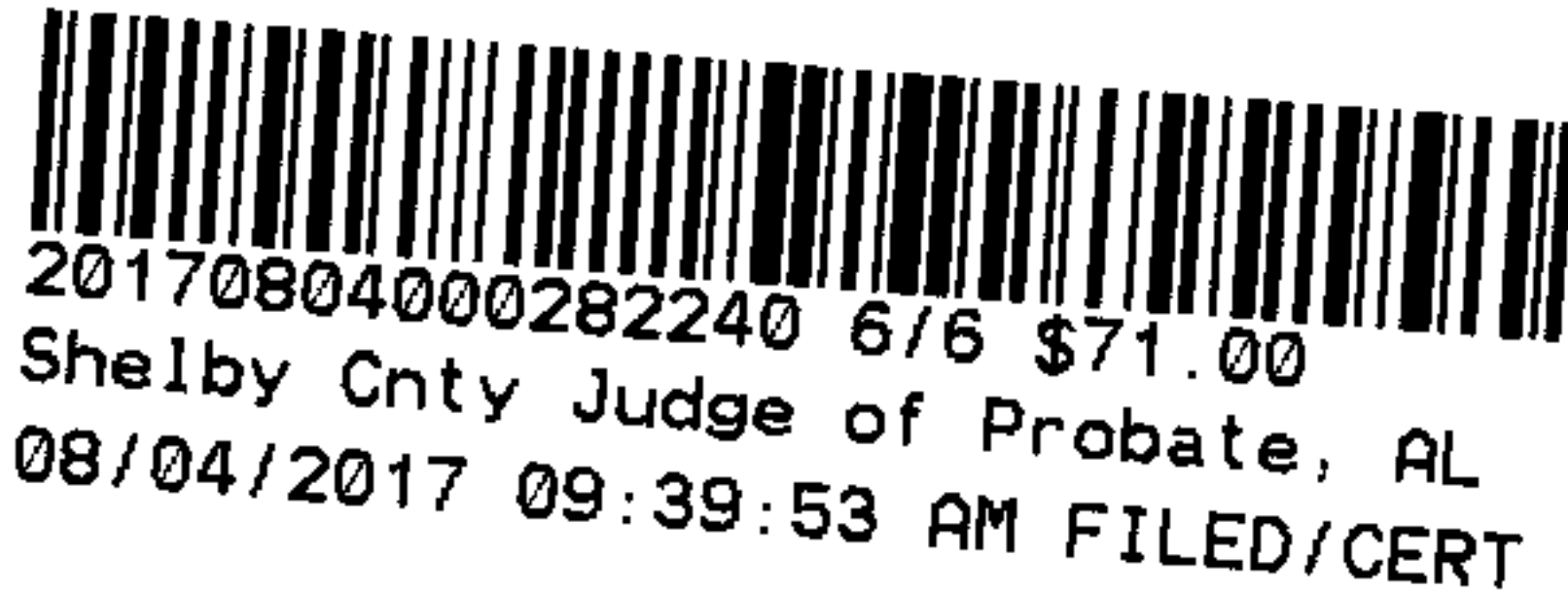
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 40,000



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 1/4 of county tax assessor value
☐ 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 _____

Print RITA SPAIN

Unattested _____

Sign Rita Spain

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1