

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

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 paid to the undersigned, ANNA TOEWS, a married woman, hereinafter referred to Grantor, and KENNETH L. WAGGONER, a married man hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the undersigned does hereby remise, release, quitclaim, grant, sell and convey to hereinafter referred to as Grantee, all of her right, title, interest and claim in and to the following described real estate, situated in SHELBY County, Alabama, to-wit:


LOT 1, ACCORDING TO THE MAP OF BONNIE'S PLACE AS RECORDED IN MAP BOOK 37, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA..

SOURCE OF TITLE: DOC#20100414000113220

PROPERTY ADDRESS: 365 SHELBY STREET

TO HAVE AND TO HOLD, unto said Grantee, his heirs and assigns, forever.

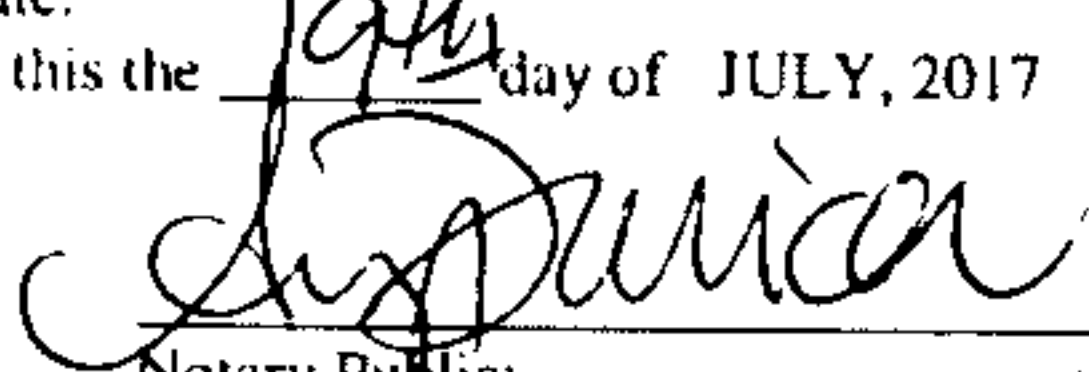
IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on this the 19th day of July, 2017.


ANNA TOEWS (SEAL)

STATE OF Virginia
COUNTY OF Stafford

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that ANNA TOEWS, a married 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 the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 19th day of JULY, 2017



Notary Public:
My Commission Expires: 1/31/2020

This instrument prepared by:
Daniel C. Boswell
VALLEY TITLE AND CLOSING SERVICES, LLC
2410 L & N Drive, Suite D
Huntsville, Alabama 35801
TOEWS TO WAGGONER

AMY S. DURICA
NOTARY PUBLIC
REG. # 7690279
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 1/31/2020

No Title Exam Performed or Rendered

Shelby County, AL 08/09/2017
State of Alabama
Deed Tax: \$72.50


20170809000286940 1/2 \$90.50
Shelby Cnty Judge of Probate, AL
08/09/2017 08:19:00 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 Anna Toews
Mailing Address Gericht Strasse 53
Berlin 13347
Germany

Grantee's Name Kenneth Waggoner
Mailing Address 365 Shelby Street
Montevallo, AL 35115

Property Address 365 Shelby Street
Montevallo AL
35115

Date of Sale _____

Total Purchase Price \$ 145,000.⁰⁰/₁₀₀

or
Actual Value \$ 72,500.⁰⁰/₁₀₀

or
Assessor's Market Value \$ _____



20170809000286940 2/2 \$90.50
Shelby Cnty Judge of Probate, AL
08/09/2017 08:19:00 AM FILED/CERT

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

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 08/09/17

Unattested

(verified by)

Print Kenneth Waggoner

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