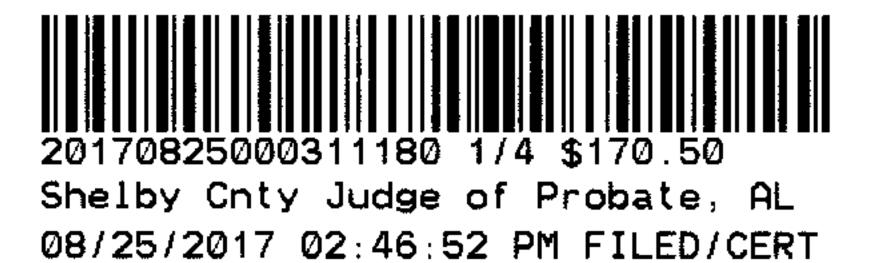
This instrument was prepared by: Justin Smitherman, Esq. 4685 Highway 17 Suite D Helena, AL 35080



Send Tax Notice to: Benjamin W. George 1973 Riva Ridge Rd. Helena, AL 35080

STATE OF ALABAMA SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Benjamin W. George, an unmarried widower, and David Batson and Christine Batson AKA Christine Daly, husband and wife, the surviving grantees in Instrument number 20061103000542060, the other grantee, Nancy George, having died on or about February 13, 2012 (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, hereby RELEASE, QUITCLAIM, GRANT, SELL, AND CONVEY to GRANTEE, Benjamin W. George, an unmarried widower (hereinafter referred to as GRANTEE), all of the GRANTORS' rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH ADDITION, PHASE III, AS RECORDED IN MAP BOOK 15, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

Shelby County, AL 08/25/2017 State of Alabama Deed Tax: \$144.50

	IN WITNESS WHEREOF, said GRANTOR has here	unto set his/her hand and seal this the 10			
	day of				
	OID RA				
	Christine Batson AKA Christine Daly	20170825000311180 2/4 \$170.50			
		Shelby Cnty Judge of Probate, AL 08/25/2017 02:46:52 PM FILED/CERT			
	STATE OF COUNTY	SS:			
	TO COONTY				
	I, the undersigned, a Notary Public, in and for said County	and State, hereby certify that Christine Batson			
	AKA Christine Daly, 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 Instrument, he/she signed his/her name voluntarily on the				
	day the same bears date.				
	IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of				
` ******	<u>fregust</u> , 2017.				
	Chille Comment of the				
C C	Notary Public				
	- A PARACON AN ANCOION EVENTED DECEMBER 2 2010				
ARGE	My Continues ion Expired in Expir	eunto set his/her hand and seal this the			
	day of Aleguet , 2017.				
	David Batson				
	David Datson				
	STATE OF A COUNTY	SS:			
	COUNTY				
	I, the undersigned, a Notary Public, in and for said County an				
	name is signed to the foregoing conveyance and who is known to me				
,	informed of the contents of the Instrument, he/she signed his/her name	voluntarily on the day the same bears date. y hand and seal this the \text{\text{\text{\text{C}}} day of			
	informed of the contents of the Instrument, he/she signed his/her name	y nand and seal this the <u>15</u> day of			
k, "	÷2017.				
1					

My Commission Expires COMMISSION EXPIRES DECEMBER 2, 2018

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address 1973 Riva Ridge RD. Hotena, AL 350800 Property Address 1973 Riva Ridge RD. Hotena, AL 350800 Property Address 1973 Riva Ridge RD. Hotena, AL 350800 Actual Value or Actual Value or Actual Value 1973 Riva Ridge RD. Hotena AL 350800 Actual Value or Actual Value 1973 Riva Ridge RD. Hotena, AL 350800 Actual Value Or Actual Value 1973 Riva Ridge RD. Hotena, AL 350800 Actual Value Or Actual Value 1973 Riva Ridge RD. Hotena, AL 350800 Actual Value Or Actual Value 1973 Riva Ridge RD. Hotena, AL 350800 Actual Value Or Actual Value 1973 Riva Ridge RD. Hotena, AL 350800 Actual Value 1973 Riva Ridge RD. Actual Value 1974 Riva Ridge RD. Actual Value 1975 R		Document must be med in accor					
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Helena, AL 35080 Total Purchase Price \$ or Actual Value \$ 20. Personal State State		Helena, AL 35080		Helena, AL 30000			
Helena, AL 35080 Total Purchase Price \$ or Actual Value \$ Journal of 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 If the conveyance document presented for recordation contains all of the required information referenced above, the filling of this form is not required. Brantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current 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. 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). Date 0811/2017 Print Benjamin W. George							
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(verified by) Crantor/Grantee/Owner/Agent) circle one			Sign Boulan.	Lemes			
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Form RT-1