

20170905000324540
09/05/2017 04:14:00 PM
QCDEED 1/4

Return To After Recording:

Ronnetta Lashaun Hamilton and Jerry Lewis
Youngblood
94 Hardy Lane
Vincent, AL 35178 **AL425403**
Reference Number: M-AL424391

Mail Tax Statements To:

Ronnetta Lashaun Hamilton and Jerry Lewis
Youngblood
94 Hardy Lane
Vincent, AL 35178

Prepared By:

Certified Document Solutions
c/o Attorney Thomas G. McCroskey
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.: 07-1-01-0-001-019.000

QUIT CLAIM DEED

This indenture Made this 29th day of Aug, 2017, by and between **RONNIE LAMAR HAMILTON AND LYNETTE HAMILTON, HUSBAND AND WIFE**, whose post office address is P.O. Box 195 Vincent, Ala 35178, as Grantors, and **RONNETTA LASHAUN HAMILTON, SINGLE, AND JERRY LEWIS YOUNGBLOOD, SINGLE**, whose post office address is 94 Hardy Lane, Vincent, AL 35178, as Grantees.

Witnesseth, that said Grantors, for in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 94 Hardy Lane, Vincent, AL 35178

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded August 21, 1974 among the Official Property Records of Shelby County, Alabama as Book 288 Page 375.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 29 day of Aug, 2017.

Ronnie Lamar Hamilton
Ronnie Lamar Hamilton
Lynette Hamilton
Lynette Hamilton

STATE OF Alabama
COUNTY OF Shelby

I, Tracy Yvette Gantt, a Notary Public in and for said County in said State, hereby certify that Ronnie Lamar Hamilton and Lynette Hamilton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Aug, 20 2017

Tracy Yvette Gantt
NOTARY PUBLIC
Printed Name: Tracy Yvette Gantt
My Commission Expires: 5/2020

Total Purchase Price or Fair Market Value: \$28,980.⁰⁰

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT “A”

The following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the N1/2 of the NW1/4 of Section 1, Township 19 South, Range 2 East; thence run South along the West line for a distance of 650.8 feet; thence run North 83°20’ East a distance of 302.95 feet; thence run South 74°30’ East a distance of 525.0 feet to the Southeast corner of Willie Mae Jorday property and the point of beginning; thence continue along same line for a distance of 215.0 feet; thence run North 7°00’ East for a distance of 210.0 feet; thence run North 74°30’ West for a distance of 215.0 feet; thence run South 7°00’ West for a distance of 210.0 feet to the point of beginning.

Also the right of ingress and egress over and along a dirt road leading in a Northerly direction from the County paved road known as the Nettie Kidd Road to the above described lot.

Commonly known as: 94 Hardy Lane, Vincent, AL 35178
Tax ID: 07-1-01-0-001-019.000

Commonly Known As: 94 Hardy Lane, Vincent, AL 35178

Parcel ID: 07-1-01-0-001-019.000

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
Ronnie and Lynette Hamilton
94 Hardy Lane
Vincent, AL 35178

Grantee's Name
Mailing Address
Ronnetta Hamilton & Jerry Youngblood

Property Address
94 Hardy Lane
Vincent, AL 35178

Date of Sale
Total Purchase Price \$
or
Actual Value \$

20170905000324540 09/05/2017 04:14:00 PM QCDEED 4/4 or
Assessor's Market Value \$ 28,980.00

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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ 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 8-29-17
Unattested
(verified by)
Print Ronnie Lamar Hamilton
Sign Ronnie Lamar Hamilton
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/05/2017 04:14:00 PM
\$53.00 CHERRY
20170905000324540

[Signature]