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Title Source, Inc.
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QCDEED 1/3

Order Number:
63436160 - 4160380
3383230427

①

QUIT CLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Future Tax Notices to:
105 Lake Circle
Wilsonville, AL 35186

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **THOMAS C. HOWELL a/k/a THOMAS CRENSHAW HOWELL and TERRI L. HOWELL a/k/a TERRI LEA WARD HOWELL, TRUSTEES, of the HOWELL FAMILY TRUST dated November 2, 2012**, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **THOMAS C. HOWELL and TERRI L. HOWELL**, husband and wife, joint tenants with right of survivorship, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 12, according to "Walter Cove", First Sector, as shown by subdivision map recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20121227000495040

Parcel ID Number: 206230001036000

Commonly Known As: 105 Lake Circle, Wilsonville, AL 35186

Fair Market Value: \$ 337,900.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Title Source Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Attached to and becoming a part of Deed between THOMAS C. HOWELL a/k/a THOMAS CRENSHAW HOWELL and TERRI L. HOWELL a/k/a TERRI LEA WARD HOWELL, TRUSTEES, of the HOWELL FAMILY TRUST dated November 2, 2012, as Grantor(s), and THOMAS C. HOWELL and TERRI L. HOWELL, husband and wife, joint tenants with right of survivorship, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 17 day of August, 2017.

GRANTORS:

Tom Howell A/K/A
Thomas Crenshaw Howell

THOMAS C. HOWELL a/k/a THOMAS CRENSHAW HOWELL, TRUSTEE, of the HOWELL FAMILY TRUST dated November 2, 2012

Terri L. Howell aka
Terri Lea Ward Howell
TERRI L. HOWELL a/k/a TERRI LEA WARD HOWELL, TRUSTEE, of the HOWELL FAMILY TRUST dated November 2, 2012

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Robert H. Parks, a Notary Public for the State of ALABAMA, do hereby certify that THOMAS C. HOWELL a/k/a THOMAS CRENSHAW HOWELL and TERRI L. HOWELL a/k/a TERRI LEA WARD HOWELL, TRUSTEES, of the HOWELL FAMILY TRUST dated November 2, 2012, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of August, 2017.

(NOTARY SEAL)

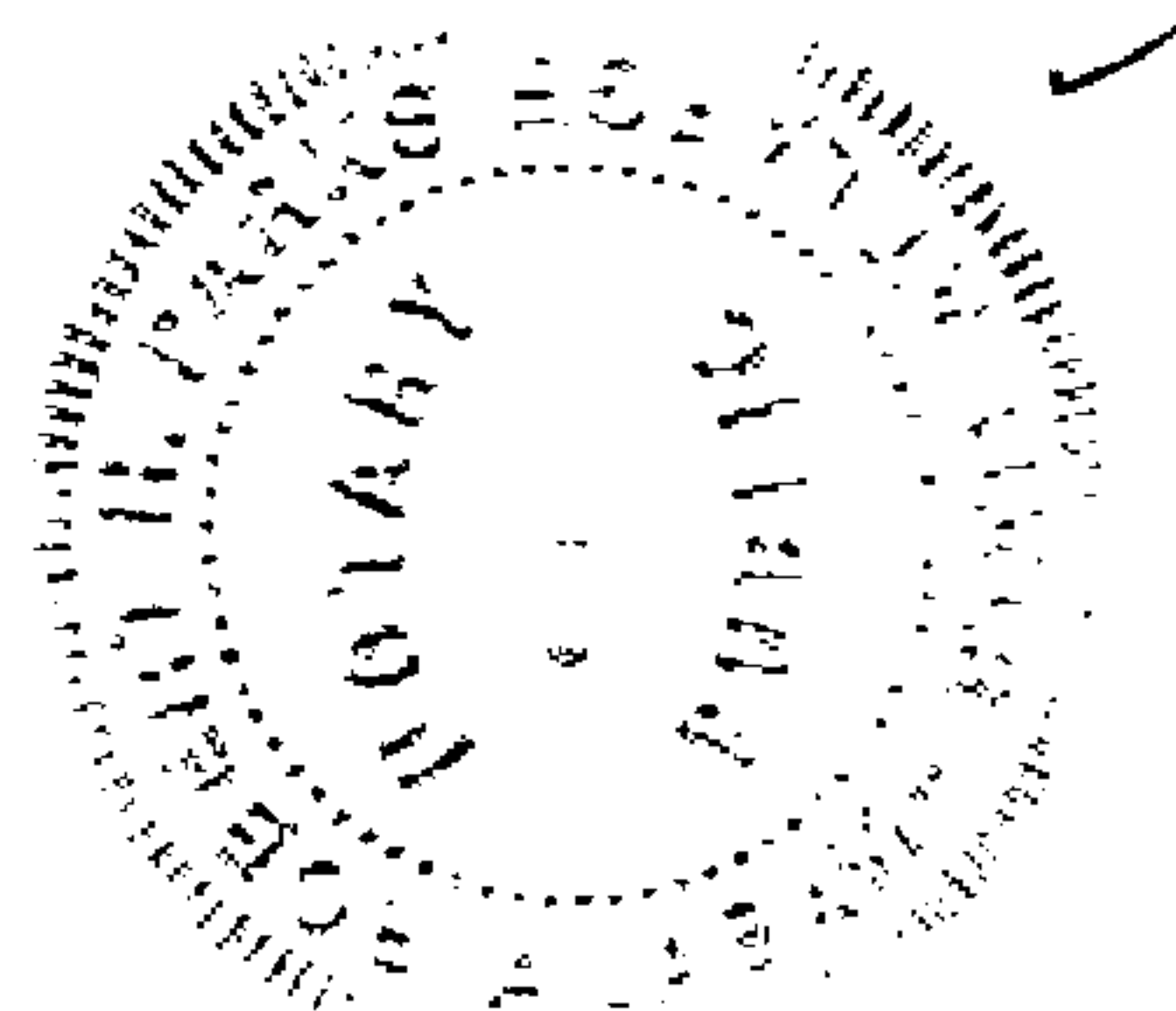
Robert H. Parks

Notary Public

My commission expires

MY COMMISSION EXPIRES 6-2-20

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Thomas C. Howell and Terri L.
 Mailing Address Howell, husband and wife
105 Lake Circle
Wilsonville, AL 35186

Grantee's Name Thomas C. Howell and Terri L.
 Mailing Address Howell, Trustees
105 Lake Circle
Wilsonville, AL 35186

Property Address 105 Lake Circle
Wilsonville, AL 35186

Date of Sale Aug. 17, 2017

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 289,500.00

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

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 8/17/17

Print Terri L. Howell

Unattested

Sign X Terri L. Howell

(verified by)

(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
 09/06/2017 01:55:18 PM
 S10-20 CHERSEY
 20170906000325490

Terri L. Howell