

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT DALE A. WEST, a married man, joined by his spouse BARBARA S. WEST (together herein, "Grantors"), whose address is 309 Wild Timber Drive, Pelham, AL 35124, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to DALE A. WEST and BARBARA WEST, husband and wife (together herein, "Grantees"), as joint tenants with right of survivorship, whose address is 309 Wild Timber Drive, Pelham, AL 35124, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 309 Wild Timber Drive, Pelham, AL 35124

SOURCE OF TITLE: Instrument Number 20131108000442760

PROPERTY ID: 14 1 02 3 001 018.002

REAL PROPERTY TAX: \$___2051.18___ due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this _7th day of _November_, 20_17_.

GRANTOR:

Dale A West (SEAL)
Dale A. West

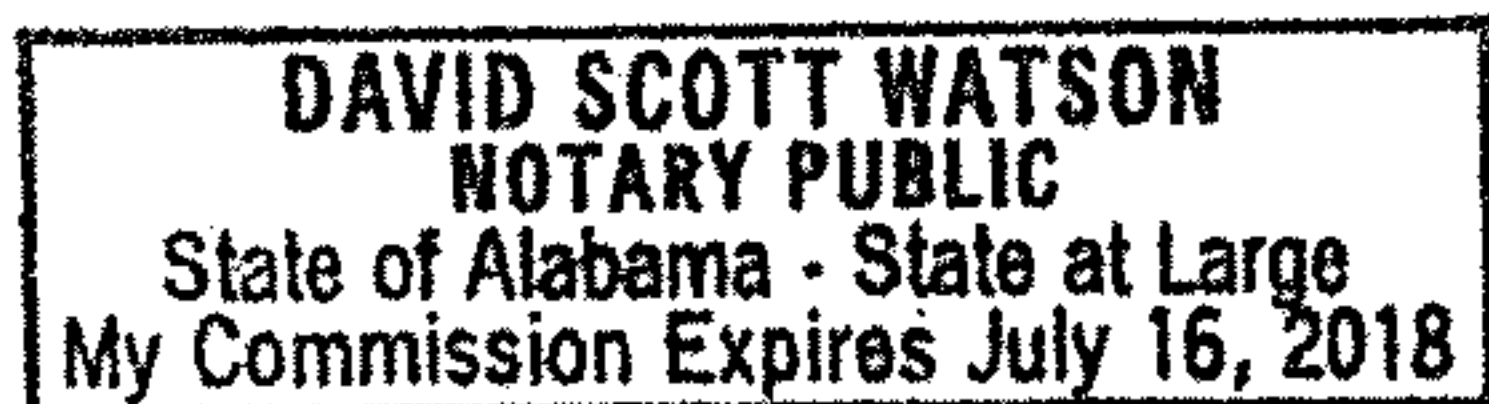
STATE OF Alabama
COUNTY OF Shelby

I, David Scott Watson, the undersigned Notary Public in and for said State and County, hereby certify that Dale A. West, 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, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of November, 2017.

[Affix Notary Seal]

David Scott Watson
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 16, 2018



GRANTOR:

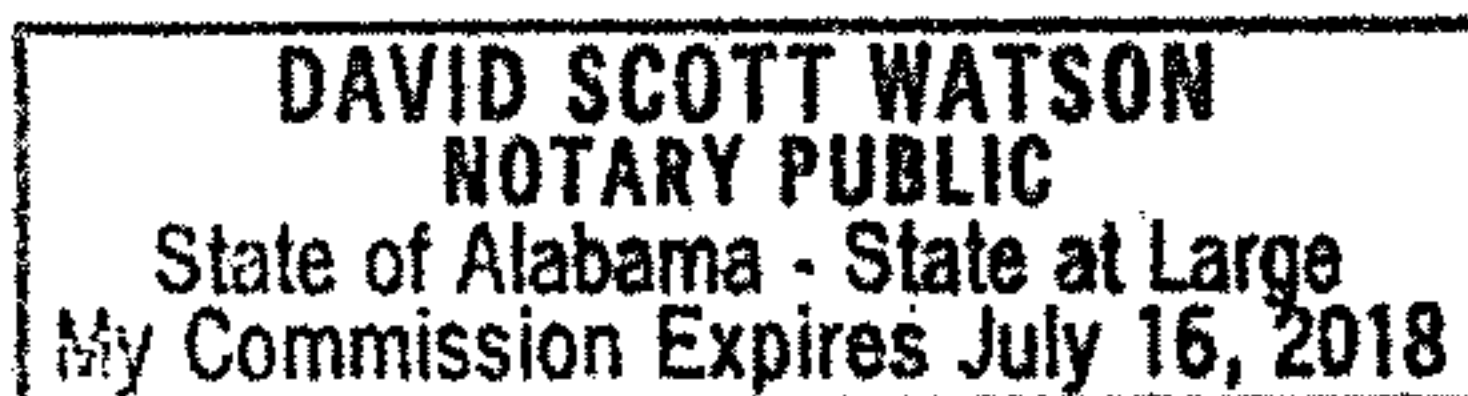
Barbara S West (SEAL)
Barbara S. West

STATE OF Alabama
COUNTY OF Shelby

I, David Scott Watson, the undersigned Notary Public in and for said State and County, hereby certify that Barbara S. West, 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, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of November, 2017.

[Affix Notary Seal]



David Scott Watson
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 16, 2018

This instrument was prepared by:

RAVEN PERRY-BEACH, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

DALE A. WEST
BARBARA S. WEST
309 WILD TIMBER DRIVE
PELHAM, AL 35124

The Grantee's address is:

DALE A. WEST
BARBARA S. WEST
309 WILD TIMBER DRIVE
PELHAM, AL 35124

Return to
Equity National Title
317 Iron Horse Way, Suite 301
Providence, RI 02908

EXHIBIT A

[Legal Description]

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

Lot 402, according to the survey of Wild Timber Phase 4, as recorded in Map Book 37, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name Dale A. West
Mailing Address 309 Wild Timber Drive
Pelham, AL 35124

Grantee's Name Dale A West and Barbara West
Mailing Address 309 Wild Timber Drive
Pelham, AL 35124

Property Address 309 Wild Timber Drive
Pelham, AL 35124

Date of Sale 11/17/2017
Total Purchase Price \$

or
Actual Value \$

20171114000411490 11/14/2017 10:37:11 AM QCDEED 5/5 or
Assessor's Market Value \$ 401,100.00 (200550)

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 ☐ Assessors website
☐ 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 11/7/2017

Print Lauren Young

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/14/2017 10:37:11 AM
\$228.00 CHERRY
20171114000411490



Form RT-1