

Shelby County, AL 02/26/2018
State of Alabama
Deed Tax: \$1.00

20180226000059260 1/6 \$33.00
Shelby Cnty Judge of Probate, AL
02/26/2018 11:06:42 AM FILED/CERT

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 2-24-18

Reference Number of Any Related Documents: 33-5-21-0-000-D05.02

Grantor: Claude James Schender II 121 Woodward Estates, Bessemer AL 35008

Name Faye Schender, William Shyane Schender, Stephen Matthews Schender

Street Address 303 Highway 311

City/State/Zip Shelby, AL 35145

Grantee:

Name Timothy B. Schender

Street Address 256 Green Park S.

City/State/Zip Pelham, AL 35124

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and
condo name): 1/4 SEC 1, REG NW COR SW 1/4 NW 1/4 E262.38 P03 LOT 4 E380

SLY 420 W 470 N 435.35 P03 DIM 470 X 435.35 S21 T244 R15E
P03 4.000 SEC 117 4240

Assessor's Property Tax Parcel/Account Number(s): 33-5-21-0-000-D05.02
LAND ONLY.

THIS QUITCLAIM DEED, executed this 24th day of February,
20 18, by first party, Grantor, Above Grantor, whose
mailing address is Above Grantor, to

second party, Grantee, Timothy B. Schender,
whose mailing address is 256 Green Park S Pelham, AL 35124

WITNESSETH that the said first party, for good consideration and for the sum of Five hundred & 60/100
Dollars (\$ 506.60) paid by the said second party, the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit: _____

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness _____

Print Name of Witness _____

Signature of Witness _____

Print Name of Witness _____

Signature of Grantor Faye N. Schrader

Print Name of Grantor Faye N. Schrader

State of Alabama

County of Shelby

On February 24, 2018, before me, GARY WAHEI, appeared Faye N. Schrader, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My Commission Expires
April 17, 2021

WITNESS my hand and official seal

[Signature]
Signature of Notary

Affiant Known X Produced ID

Type of ID IL15266

(Seal)



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IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness _____

Print Name of Witness _____

Signature of Witness _____

Print Name of Witness _____

Signature of Grantor Claude J. Schrader II 2-24-18
Print Name of Grantor Claude J. Schrader II 2-24-18

State of Alabama
County of Shelby

On February 24, 2018, before me, Gray W. Abel,
appeared Claude J. Schrader II, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal

Gray W. Abel
Signature of Notary

My Commission Expires
April 17, 2021

Affiant Known ☒ Produced ID
Type of ID E-586454
(Seal)

20180226000059260 3/6 \$33.00
Shelby Cnty Judge of Probate AL
02/26/2018 11:06:42 AM FILED/CERT

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness _____

Print Name of Witness _____

Signature of Witness _____

Print Name of Witness _____

Signature of Grantor Stephen Schrader

Print Name of Grantor Stephen Schrader

State of Alabama

County of Shelby

On February 24, 2018, before me, Erny W Abel,
appeared Stephen Schrader, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires
April 17, 2021

[Signature]
Signature of Notary

Affiant Known X Produced ID
Type of ID 2413108
(Seal)



20180226000059260 4/6 \$33.00
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IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness _____

Print Name of Witness _____

Signature of Witness Faye W. Schrader

Print Name of Witness Gauntlett of William Shyane Schrader

Signature of Grantor William Shyane Schrader

Print Name of Grantor _____

State of Alabama

County of Shelby

On February 24, 2018, before me, GARY W ABEL,
appeared William Shyane Schrader, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary

My Commission Expires
April 17, 2021

Affiant Known Produced ID
Type of ID I-16, 7680
(Seal)



20180226000059260 5/6 \$33.00
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Real Estate Sales Validation Form

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

Grantor's Name Faye W. Schrad
Mailing Address 303 Hwy 311
Shelby AL 35143

Grantee's Name Timothy B. Schrad
Mailing Address 251 Greenpark S.
Pelham AL 35124

Property Address 303 Hwy 311
Shelby AL 35143

Date of Sale February 24, 2018
Total Purchase Price \$ 506.00

or
Actual Value \$

or
Assessor's Market Value \$

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 Tax Receipt
☐ 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in 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, including 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).

Attorney

Print Timothy B. Schrad

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

Unattested

(verified by)

Form RT-1



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