

This instrument was prepared by:

John E. Medaris
230 Bearden Road
Pelham, Alabama 35124

****TITLE NOT EXAMINED****

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Rachel H. Mcdow** (hereinafter called Grantor) hereby releases, quitclaims, grants, sells, and conveys to, **Benjamin P. Mcdow** (hereinafter called Grantee), all of her right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

Lot 14 according to the Survey of except the North 5 feet thereof, according to Survey of Cahaba Manor Townhomes, Third Addition as recorded in Map Book 7, Page 158, Shelby County, Alabama.

TO HAVE AND TO HOLD to said Grantee forever.

Given under *RH* hand and seal, this 27 day of February, 2018.

Rachel H Mcdow
RACHEL H. MCDOW

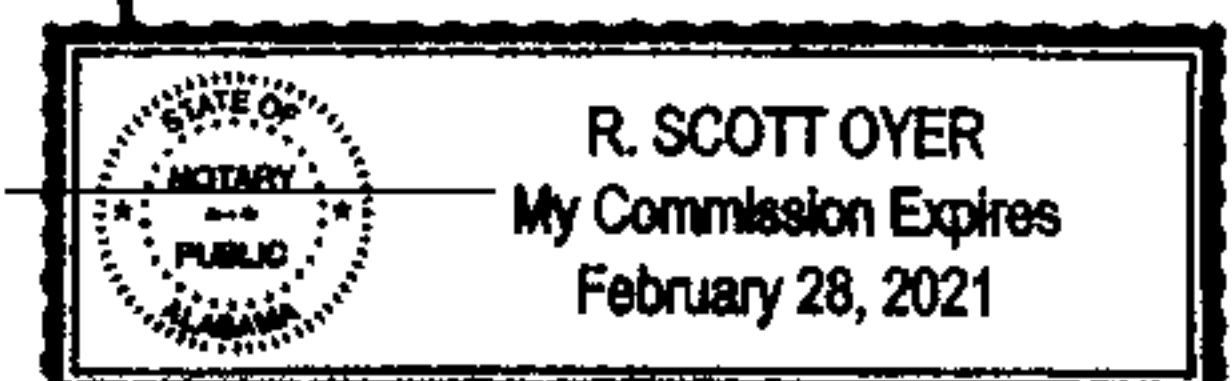
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rachel H. Mcdow** 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 conveyance she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 27th day of February, 2018.

R. Scott Oyer
Notary Public

Commission Expires:



20180315000084790 1/2 \$64.00
Shelby Cnty Judge of Probate, AL
03/15/2018 11:26:20 AM FILED/CERT

Shelby County, AL 03/15/2018
State of Alabama
Deed Tax: \$46.00

Real Estate Sales Validation Form

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

Grantor's Name Rachel McDow

Grantee(s) Ben McDow

Mailing Address 195 Salem Rd
Apt 3 A
Montevallo, AL 35115

Mailing Address 727 Cahaba Manor Ct
Pelham, AL 35124

Property Address
727 Cahaba Manor Ct
Pelham, AL
35124

Date of Sale

Actual Value \$46,000.⁰⁰
or
Assessor's Market Value 1/2 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other no cash transaction

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).

Date _____

Unattested

(verified by)

Print Ben McDow

Sign Ben McDow

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

