



20180807000280720 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/07/2018 12:31:01 PM FILED/CERT

Prepared by:
Mary Etta Norsworthy
1030 Karen Court
Smyrna, Ga. 30082

Shelby County, AL 08/07/2018
State of Alabama
Deed Tax: \$2.00

After Recording Return to
Justin Keith Lynn
635 Okalona Road
Pell City, Al. 35072

ALABAMA QUIT CLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid to **Renea Rich Hux**, a married woman, residing at 3413 Coosa County Road, 511, County of Coosa, City of Goodwater, State of Alabama (hereinafter known as the "Grantor") hereby **conveys and quitclaims** to **Justin Keith Lynn**, an unmarried man, residing at 635 Okalona Road, County of St. Clair, City of Pell City, State of Alabama, (hereinafter known as "Grantee") all interest which Grantor has, if any, in the following described real estate, situated in Shelby County, Alabama, being more particularly described as:

Starting at the Southwest corner of Section 14, Township 18, Range 1 East running East along Section line a distance of 168 feet; thence, West 40° North 184 feet; thence, North 10° East 83 feet; thence, West 50° North 67 feet to Section line; thence South along Section line 255 feet to Section Corner the point of beginning. Containing ½ acre more or less.

Said property being the same property conveyed by Ann Fowler to Bertie M. Rich and Joe L Crawley by Warranty Deed recorded in Shelby County, Alabama, records in Book 236, Page 45, and the same property identified in the Heirship Deed recorded in Shelby County, Alabama, records on 11/15/2016 at 03:56:12PM. Said property is not, and never has been, the Grantor's homestead.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 18th day of April, 2018.

Renae Rich Hux
Renae Rich Hux, Grantor
3413 Coosa County Road, 511
Goodwater, Al. 35072


In Witness Whereof:

E Hux
Witness
Name ERIC HUX
Address 3413 COOSA COUNTY RD 511
GOODWATER, AL 35072

STATE OF ALABAMA
COUNTY OF Talladega

I, the undersigned, a Notary Public in and for said County, in said State, hereby certifies that **Renae Rich Hux**, whose name is signed above, and who proved to me on the basis of satisfactory evidence to be the person who appeared before me. Personally Known to me or Produced Identification (Type of ID Alabama Drivers License), being informed of the contents of this instrument, has executed the same voluntarily on the date written above.

Given under my hand this 18 day of April, 2018
Marich Cuppen
Notary Public
My Commission expires 04-27-19


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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 Renae Rich Hux
Mailing Address 3413 Coosa County Rd #511
Goodwater, AL 35072

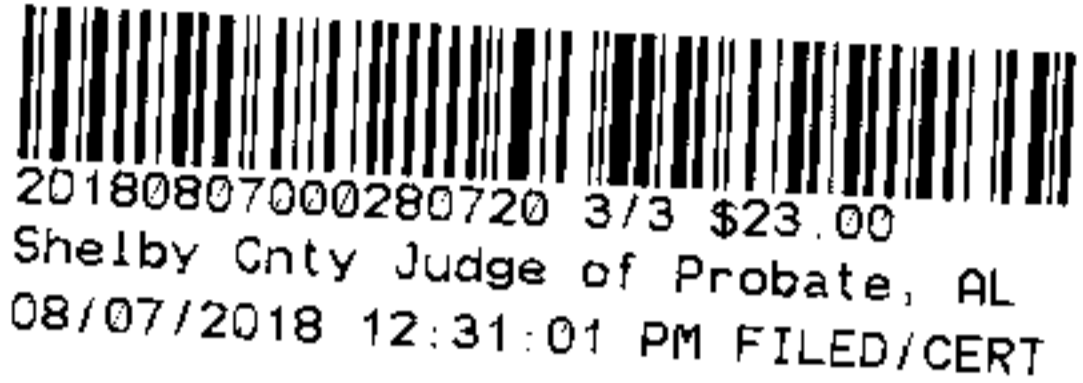
Grantee's Name Justin Keith Lynn
Mailing Address 635 Okalona Road
Pell City, AL 35128

Property Address 126 Ponderosa Lane
Sterrett, AL 35147

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____
or
1/7 share of \$10,610.

Assessor's Market Value \$ 1,515.71
(prior deed(s) recorded)



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 Board of Equalization Notice

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 8-7-18

Print Justin Keith Lynn

Unattested _____
(verified by)

Sign Justin Keith Lynn
(Grantor/Grantee/Owner/Agent) circle one