

QUIT CLAIM DEED

STATE OF ALABAMA

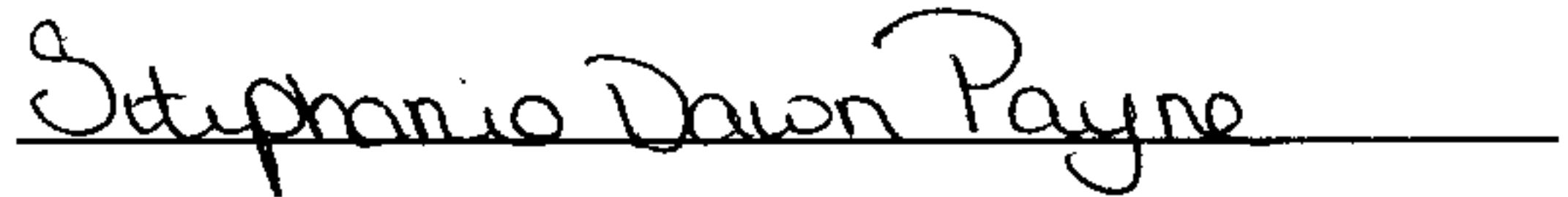
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION TO Stephanie Dawn Payne, a married woman, the "Grantor" herein, in hand paid by **Thomas McGowan, the surviving spouse** as recorded in Shelby County Instrument 20051202000625480, the "Grantee" herein the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said "Grantee" all her right, title, interest and claim to the following real estate, to wit:

See attached Exhibit "A" for legal description hereto attached and made a part hereof.

TO HAVE AND TO HOLD TO THE SAID Thomas McGowan and Grantee's heirs and assigns forever.

Given under my hand and seal this 10th day of August, 2018.


Stephanie Dawn Payne

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephanie Dawn Payne, 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 day the same bears date.

Given under my hand and official seal this 10th day of August, 2018.


Notary Public MY COMMISSION EXPIRES
DECEMBER 1, 2019


20180810000286340 1/3 \$120.50
Shelby Cnty Judge of Probate, AL
08/10/2018 10:12:34 AM FILED/CERT

Shelby County, AL 08/10/2018
State of Alabama
Deed Tax: \$99.50

Exhibit "A"

LEGAL DESCRIPTION

LOT NO. 6 IN WILSON'S SUBDIVISION NO. 1, TOWN OF MONTEVALLO
SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS: COMMENCING AT THE CENTER OF SECTION 3, TOWNSHIP 24
NORTH, RANGE 12 EAST, AS A POINT OF REFERENCE; THENCE NORTH
WITH THE LAND LINE NORTH $1^{\circ}35'$ WEST 838.6 FEET TO A POINT
30 FEET SOUTH OF THE CENTER LINE OF THE CALERA-CENTREVILLE
HIGHWAY; THENCE NORTH $85^{\circ}50'$ WEST 322 FEET ALONG WITH AND
PARALLEL TO SAID HIGHWAY; THENCE SOUTH $4^{\circ}11'$ EAST 120 FEET;
THENCE SOUTH $85^{\circ}49'$ WEST 245 FEET; THENCE SOUTH $4^{\circ}11'$ EAST
100 FEET TO THE POINT OF BEGINNING AND THE NE CORNER OF THE
LOT HEREIN DESCRIBED AND CONVEYED; THENCE SOUTH $85^{\circ}49'$ WEST
195 FEET; THENCE SOUTH $4^{\circ}11'$ EAST 100 FEET; THENCE NORTH
 $85^{\circ}49'$ EAST 195 FEET; THENCE NORTH $4^{\circ}11'$ WEST 100 FEET TO
THE POINT OF BEGINNING; SAID PROPERTY SITUATED IN SHELBY
COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS,
EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS,
TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.

ADDRESS: 160 WILSON DR; MONTEVALLO, AL 35115.


20180810000286340 2/3 \$120.50
Shelby Cnty Judge of Probate, AL
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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 Stephanie Payne
Mailing Address 20 Morris Estate Dr
Wilsonville AL 35186

Grantee's Name Thomas McGowan
Mailing Address 160 Wilson Dr
Montevallo AL 35186

Property Address 160 Wilson Dr
Montevallo AL 35115

Date of Sale 8/10/18
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 99020

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 8/10/18

Unattested

Print Thomas McGowan

Sign Thomas McGowan

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

