

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Cassy L. Bingham Dailey
Attorney at Law
3156 Pelham (205) 445-1619
Pelham, AL 35124

Send Tax Notice to:
(Name) James H. and Dorthy M. Moore
(Address)

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Dollars and Other Good and Valuable Consideration (\$10.00)** to **Courtney Moore Goodwin, an unmarried woman**, the “Grantor” herein, in hand paid by **James H. Moore and Dorthy M. Moore**, as joint tenants with right of survivorship, 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 in or to the following described real estate, to wit:

Commence at the SW Corner of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 646.09'; thence S88°17'13"W, a distance of 426.68'; thence N01°42'47"E, a distance of 222.06'; thence N89°14'32"E, a distance of 278.26' to the POINT OF BEGINNING; thence S88°18'53"E, a distance of 22.88'; thence N11°31'18"E, a distance of 55.08'; thence N07°24'32"W, a distance of 90.14'; thence S88°11'03"W, a distance of 12.00'; thence S04°07'22"W, a distance of 142.67' to the POINT OF BEGINNING.

Said Parcel containing 0.08 acres, more or less.

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said James H. Moore and Dorthy M. Moore and Grantee’s heirs and assigns forever.

Given under my hand and seal this 14th day of August 2018.

Courtney Moore Goodwin
Courtney Moore Goodwin

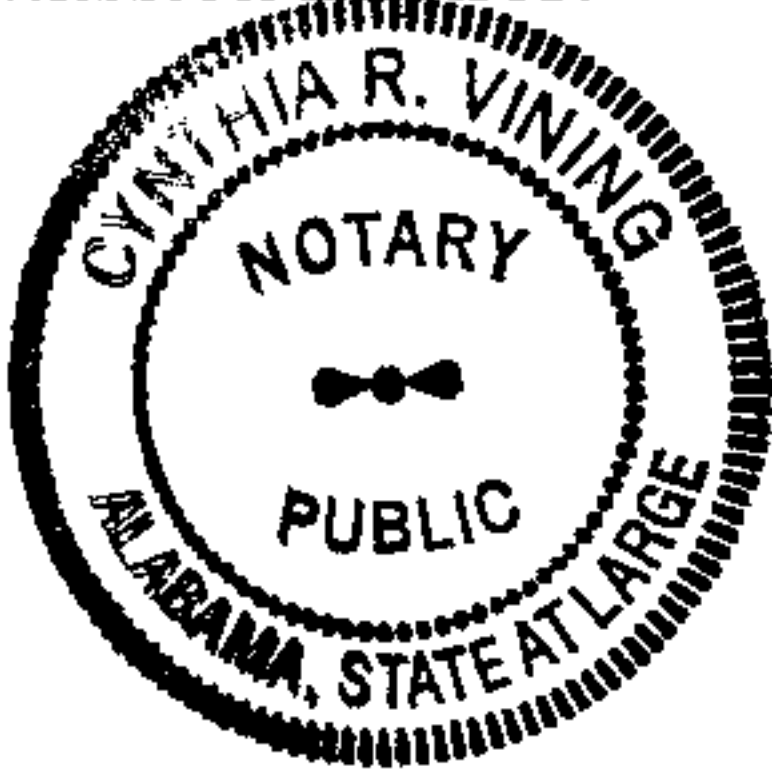
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Courtney Moore Goodwin who 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 that same bears date.

Given under my hand and official seal on the 14th day of August 2018.

Cynthia R. Vining
Notary Public
Commission Expires:

My Commission Expires:
February 23, 2021



20180816000292980 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
08/16/2018 09:04:51 AM FILED/CERT

Shelby County, AL 08/16/2018
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form

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

Grantor's Name Courtney Moore Goodwin Grantee's Name James / Darthy Moore
Mailing Address 295 Wilderness Ln Mailing Address 201 Wilderness Ln
Alabaster Al 35007 Alabaster Al 35007

Property Address 201 Wilderness Ln Date of Sale 8/14/18
Alabaster Al Total Purchase Price \$
35007 or
Actual Value \$
or
Assessor's Market Value \$ 4800

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
☐ 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 8/16/18

Unattested

Print James H Moore
Sign James H Moore
(Grantor/Grantee/Owner/Agent) circle one

erified by)



20180816000292980 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
08/16/2018 09:04:51AM FILED/CERT

Form RT-1