

QUITCLAIM DEED

STATE OF OHIO
SUMMIT COUNTY


20180828000309370 1/2 \$43.50
Shelby Cnty Judge of Probate, AL
08/28/2018 02:30:14 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Magnolia Dubose Nelson Davis**, who is one of the Grantees in that certain Deed dated November 11, 1977, recorded in Deed Book 308, Page 880 in the Probate records of Shelby County, Alabama, herewith remises, releases, quit claims, grants, sells, and conveys to **Michael W. Nelson, 1341 Mozart Drive, Virginia Beach, Virginia**, (hereinafter called Grantee), all rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

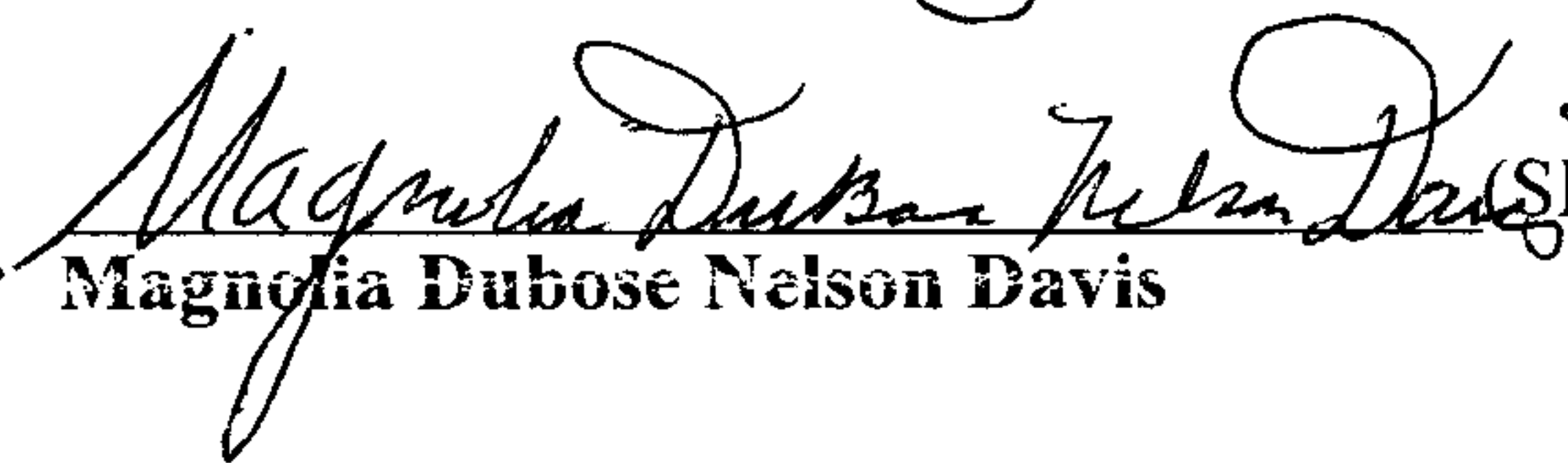
Lots 1 and 2 in Block 7 according to Map of Almont as recorded in Map Book 308, on Page 880, in the Probate Office of Shelby County, Alabama, except that portion thereof 90 feet by 90 feet in the Southwest corner heretofore conveyed to Jimmy Dubose and now owned by Jimmy and Nettie Dubose.

All of the Grantees named in the 1977 Deed with the exception of **Magnolia Dubos^e Nelson Davis**, Grantor heretofore are deceased

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 20 day of July, 2018.


Magnolia Dubose Nelson Davis (SEAL)

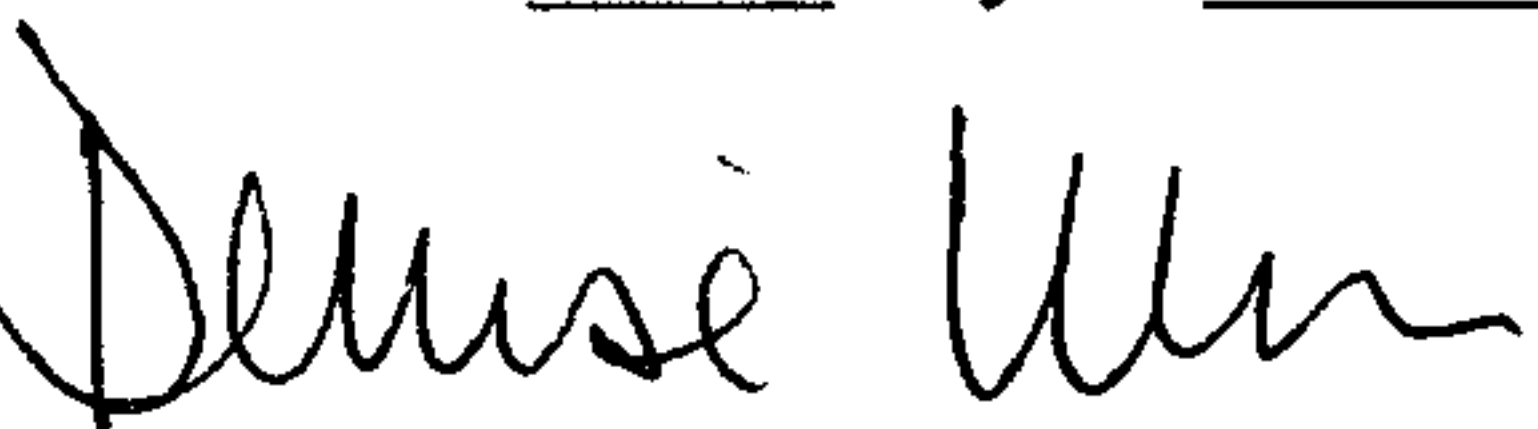
STATE OF OHIO
SUMMIT COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Magnolia Dubose Nelson Davis**, 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 20 day of July, 2018.



DENISE WEAVER
Notary Public State of Ohio
My Comm. Expires June 19, 2021


Notary Public (SEAL)

Shelby County, AL 08/28/2018
State of Alabama
Deed Tax: \$25.50

Real Estate Sales Validation Form

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

Grantor's Name Magnolia Dubose Nelson Davis
Mailing Address 8095 Hawkins Ave.
Akron, OH 44320

Grantee's Name Michael W. Nelson
Mailing Address 1341 Mozart Drive
Virginia Beach, Virginia
23450

Property Address Lots 1 and 2 in
Block 7, Almont, AL

Date of Sale November 11, 1977
Total Purchase Price \$ Gift
or
Actual Value \$
or
Assessor's Market Value \$ 25,200.00

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 Property Tax Commission Value

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 _____

Print Magnolia Dubose Nelson Davis

Sign Magnolia Dubose Nelson Davis
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

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5164
HOC

Form RT-1