

20181011000361910 1/2 \$54.00
Shelby Cnty Judge of Probate, AL
10/11/2018 11:34:26 AM FILED/CERT

This instrument prepared by:

ELLIS, HEAD, OWENS & JUSTICE
P.O. Box 587
Columbiana, Alabama 35051

id Tax Notice to:

Mr. Alan Barry Howard
50624 Highway 25
Sterrett, Alabama 35147

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE AND 00/100 DOLLAR (\$1.00), compliance with divorce agreement, exchange of deeds, and other good and valuable consideration, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, JANET M. HOWARD, a married woman, (herein referred to as Grantor) hereby remises, releases, quit claims, grants, sells, and conveys unto ALAN BARRY HOWARD (herein referred to as Grantee), all her right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

All of that part of the hereinafter described parcel of real property lying on the North side of Old Mill Road, said parcel of real property being described as follows:

Township 18 South, Range 1 East, Section 24:
All that part of the SW 1/4 of NE 1/4, NW 1/4 of NE 1/4, and SE 1/4 of NE 1/4 lying between the Central of Georgia Railroad and State Highway No. 25. Also, all the SE 1/4 of NE 1/4 lying South and West of State Highway No. 25. Both tracts containing a total of 30 acres, more or less.

Doris M. Howard, widow of A. B. Howard, and the mother of Alan Barry Howard, died on or about _____.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of April, 2018.

Janet M. Howard
Janet M. Howard

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JANET M. HOWARD, a married woman, 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 9th day of April, 2018.

Kimi M. Foster
Notary Public
My Commission Expires: 1-7-19

Real Estate Sales Validation Form

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

Grantor's Name Janet M. Howard
Mailing Address 285 Highway 462
Sterrett, Alabama 35147

Grantee's Name Alan Barry Howard
Mailing Address 50624 Highway 25
Sterrett, Alabama 35147

Property Address 50624 Highway 25
Sterrett, Alabama 35147

Date of Sale April, 2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 136,260.00 - \$65,000.00 = \$71,260.00

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 1/2 = 35,630.00
☒ Other Property Tax Commissioner

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 _____

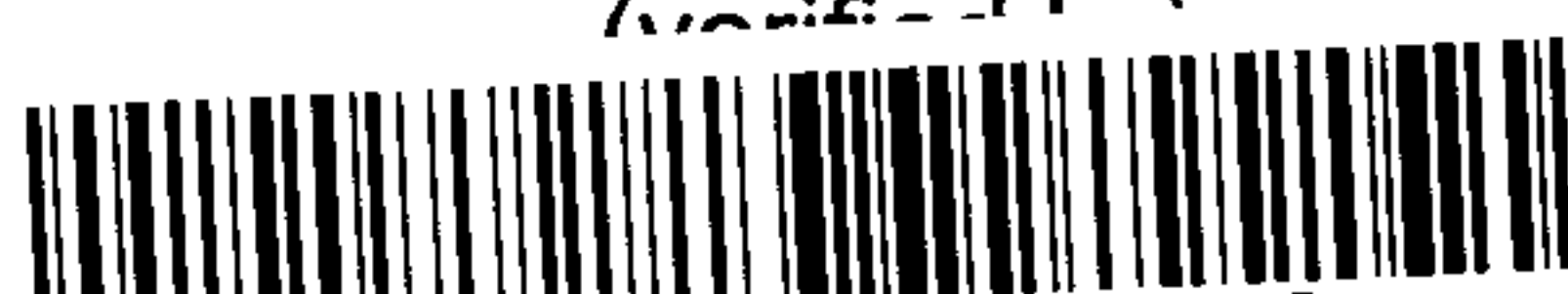
☐ Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms


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