

**Property Address:**

1537 County Road 74  
Chelsea, AL 35043

**Send tax notice to:**

Equivest Financial, LLC  
P.O. Box 980  
East Lansing, MI 48826

## QUITCLAIM DEED

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STATE OF ALABAMA )

:

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of **TEN and 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor in hand paid by or on behalf of the Grantee herein,

**HELEN M. HORTON**


an unmarried individual with a mailing address of 1475 County Road 74, Chelsea, AL 35043 (herein referred to as "Grantor") does quitclaim unto

**EQUIVEST FINANCIAL, LLC**

a Michigan limited liability company whose mailing address is P.O. Box 980, East Lansing, MI 48826 (herein referred to as "Grantee"), all of its right, title and interest, specifically including any redemption or possessory rights, in that certain real property with a street address of 1537 County Road 74, Chelsea, AL 35043, having Shelby County Parcel Identification No. 15-4-19-0-000-001.003, and a legal description of: :

Commence at the Northeast  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 19, Township 20 South, Range 1 West; more particularly described as follows: Commence at the Northeast corner of said section; thence run Westerly along the North line of said section 1,328.46 feet to the Northeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said section and the Point of Beginning of the tract of land herein described; thence continue along last described course 664.25 feet; thence turn 90° 01' 57" left and run southerly 656.82 feet; thence run East along the Southerly line of subject property 664.25; thence turn 89° 49' 03" left and run Northerly 656.82 feet to the Point of Beginning. Less and except any part of land lying in the public road right of way (the "Property").

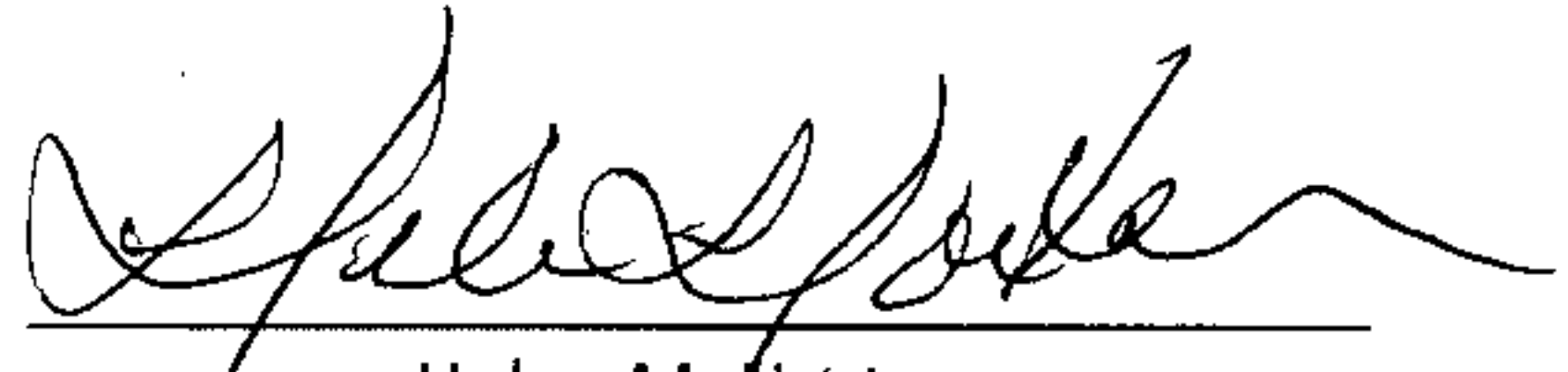
Shelby County, AL 11/19/2018  
State of Alabama  
Deed Tax: \$309.00

  
20181119000407990 1/3 \$330.00  
Shelby Cnty Judge of Probate, AL  
11/19/2018 01:53:08 PM FILED/CERT

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever. This conveyance is made "as is" without warranties of any type.

The Property is not the homestead of Grantor.

IN WITNESS WHEREOF, I have set my hand and seal this 8<sup>th</sup> day of ~~October~~ <sup>November</sup>, 2018.

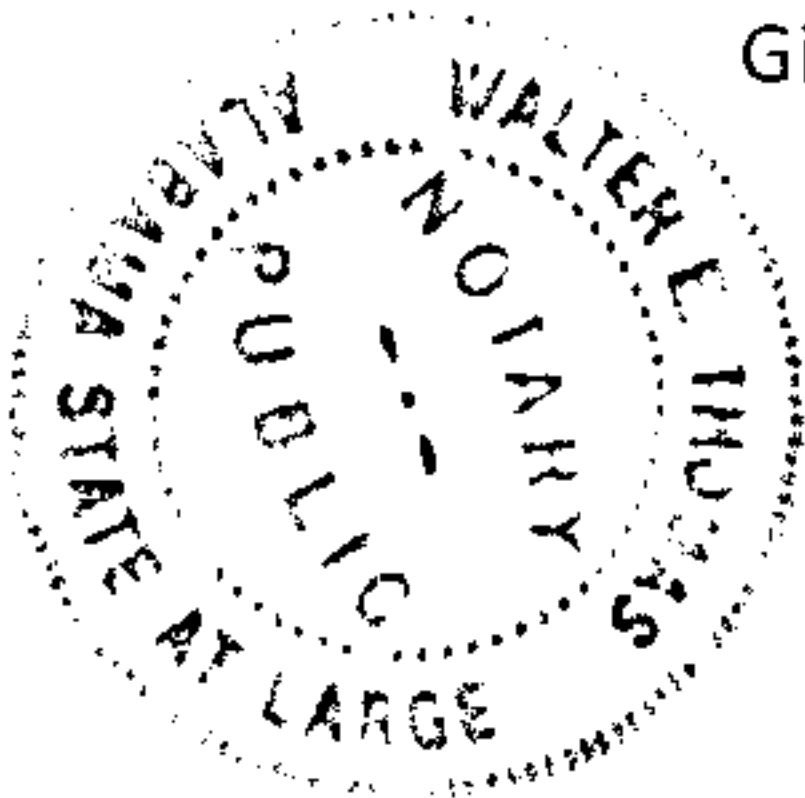
  
Helen M. Horton

STATE OF ALABAMA )

Shelby COUNTY )

I, the undersigned notary for said County and in said State, hereby certify that Helen M. Horton, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily for the purposes set forth herein.

Given under my official hand and seal this the 8<sup>th</sup> day of ~~October~~ <sup>November</sup>, 2018.



  
Notary Public  
My commission expires: 5/27/20  
My Commission Expires 5/27/20

**This instrument was prepared by:**

Sylvion S. Moss, Esq.  
Galloway, Scott, Moss & Hancock, LLC  
2200 Woodcrest Place, Suite 310  
Birmingham, AL 35209  
TITLE NOT REVIEWED



20181119000407990 2/3 \$330.00  
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 Helen M. Horton  
Mailing Address 1475 County Road 74  
Chelsea, AL 35043

Grantee's Name Equivest Financial, LLC  
Mailing Address P.O. Box 980  
East Lansing, MI 48826

Property Address 1537 County Road 74  
Chelsea, AL 35043

Date of Sale 11/8/2018  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ \$308,660

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 Quitclaim Deed (tax interest)

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).

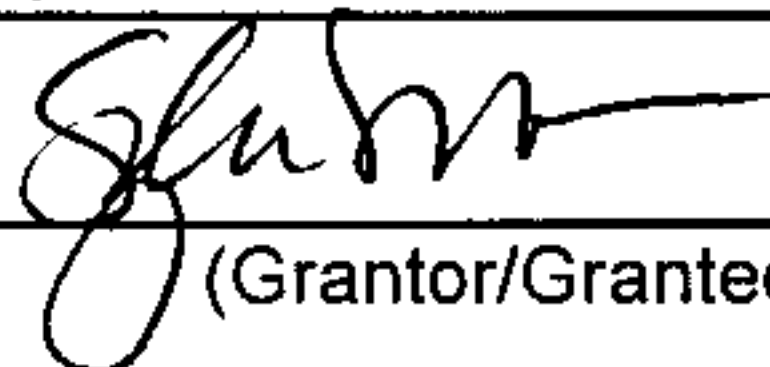
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/19/2018

Print Sylvion S. Moss

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20181119000407990 3/3 \$330.00  
Shelby Cnty Judge of Probate, AL  
11/19/2018 01:53:08 PM FILED/CERT