

This Document prepared by:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124

20181203000421470
12/03/2018 08:01:01 AM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten dollars and no/100, Billie M. Ruwe, a single woman (hereinafter referred to as Grantor), in hand paid by Grantee, Joseph V. Ruwe and Edward V. Ruwe, (hereinafter referred to as Grantee), Grantor, hereby releases, remises, quitclaims and conveys to the said Grantee, its heirs and assigns all of their right, title, interest and claim in those certain described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Carrington-Sector II, as recorded in Map Book 25, Page 17, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Source of Title: Inst # 20140221000047590

Expressly reserving unto the Grantor, a Life Estate in and to the conveyed property, included rents, profits and exclusive possession, if applicable. It is the intention of the Grantor to reserve unto himself during the full term of her natural life, the right of rents and profits arising therefrom and to quitclaim & convey to Grantee these interests subject only to said life estate.

This deed was prepared with information supplied by the Grantor/Grantee herein and relied upon by John R. Holliman. The parties acknowledge that no title search was performed.

Grantee's address: 132 Carrington Lane
Calera, Al 35040

TO HAVE AND TO HOLD, to the said Grantee, her heirs and assigns forever.

Given under my hand and seal on this the 30th day of NOVEMBER, 2018.

Billie M. Ruwe
Billie M. Ruwe

STATE OF ALABAMA)

SHELBY COUNTY)

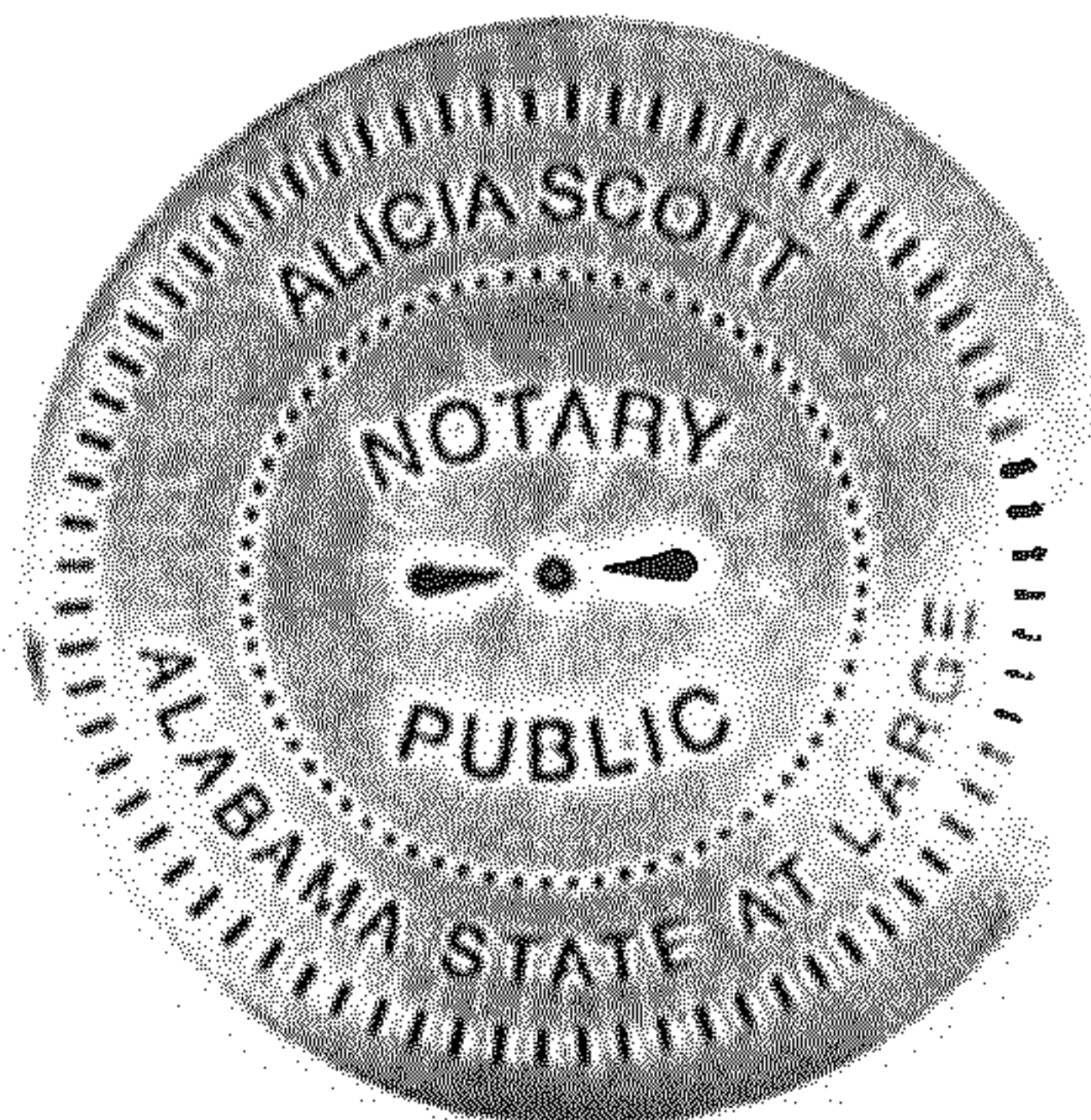
I, a Notary Public in and for said County, in said State, hereby certify that Billie M. Ruwe, a single person, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily as her act.

Given under my hand and official seal this the 30th day of NOVEMBER, 2018.

Alicia Scott
NOTARY PUBLIC

My commission expires:

My Commission Expires
July 27, 2022



Real Estate Sales Validation Form

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

Grantor's Name Billie M. Ruwe
Mailing Address 132 Carrington Lane
Calera, AL 35040

Grantee's Name Joseph V. Ruwe
Mailing Address Edward V. Ruwe
132 Carrington Lane
Calera, AL 35040

Property Address Parcel Number:
22 9 32 2 002 006.000
132 Carrington Lane
Calera, AL 35040

Date of Sale November 30, 2018
Total Purchase Price \$
or
Actual Value \$

20181203000421470 12/03/2018 08:01:01 AM DEEDS 3/3 or
Assessor's Market Value \$ 104,800.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor
☐ 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 11/30/2018

Print JOHN R. HOLLIMAN / AS

Unattested

Sign John R. Holliman / AS

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2018 08:01:01 AM
\$126.00 CHERRY
20181203000421470

Ann S. Bayl