

After Recording Send Tax Notice To:

Christopher S. Wortham
168 Shore Front Lane
Wilsonville, AL 35186



20181219000443880 1/3 \$367.00
Shelby Cnty Judge of Probate, AL
12/19/2018 02:59:49 PM FILED/CERT

QUIT CLAIM DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

SHELBY COUNTY

For good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **CLAY NORRIS WORTHAM** (herein referred to as Grantor), who certifies that the property conveyed hereby does not constitute my homestead, do hereby release, quitclaim, and convey unto **CHRISTOPHER STARR WORTHAM**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

Parcel 1

All that part of the NE ¼ of NE ¼ of Section 9 Township 20 South, Range 1 East lying North of Yellow Leaf Creek. Mineral and mining rights excepted.

Parcel 2

SE ¼ of SE ¼ and 10 acres on the South end of the NE ¼ of SE ¼, lying West of creek and South of property formerly owned by Archer, in Section 4, Township 20 South, Range 1, East.

And being the same property whose street address is 4893 Highway 51, Wilsonville, Alabama conveyed unto the Grantor herein by JAMES R. WORTHAM (also known as James Ronald Wortham) and BARBARA WORTHAM, by deed dated May 5, 2018, and recorded in the Probate Office of Shelby County, Alabama _____.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, his heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND we, do for ourselves, covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, **CLAY NORRIS WORTHAM** has hereunto set his hand and seal, this 5th day of May 2018.



CLAY NORRIS WORTHAM

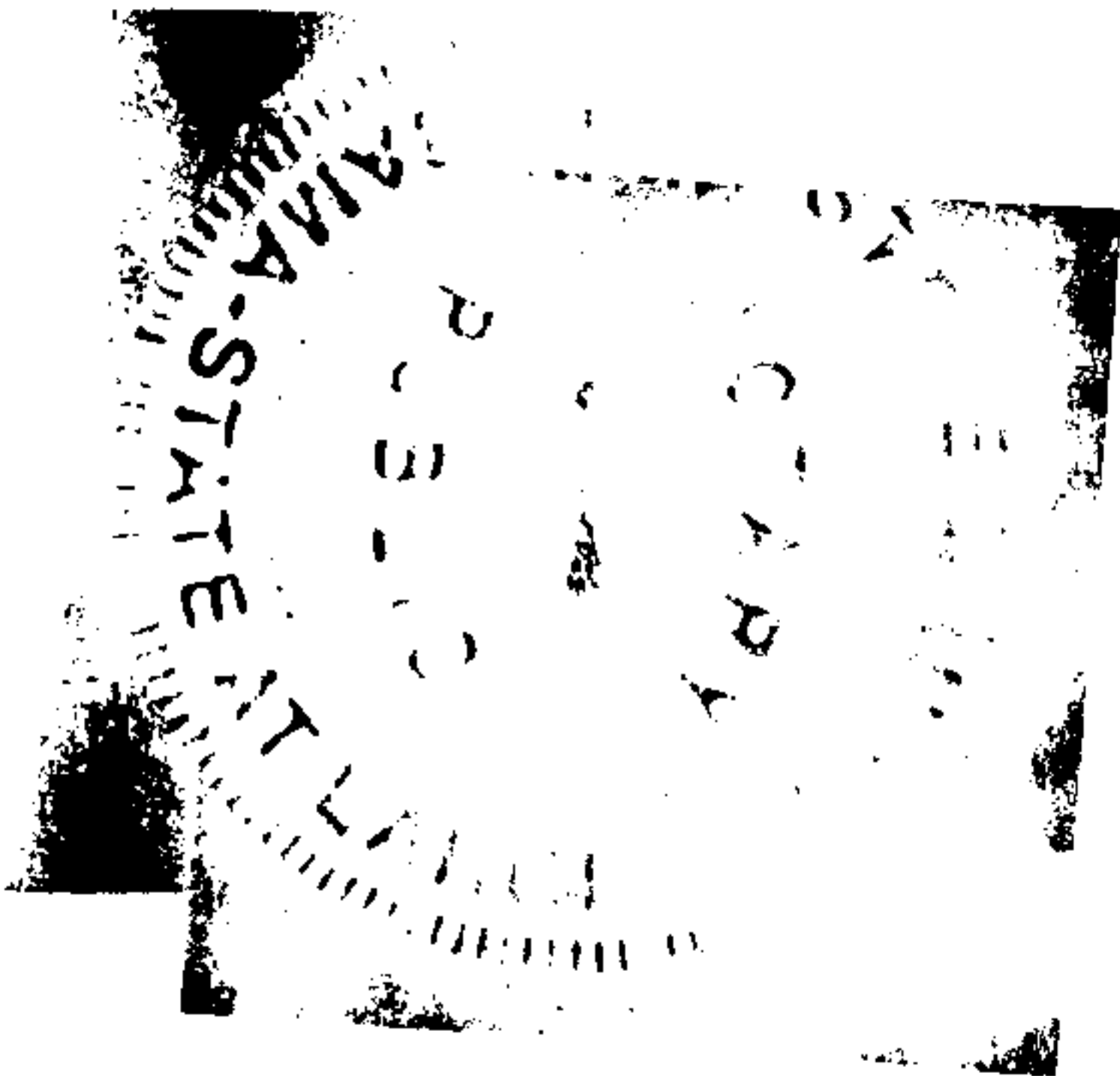
STATE OF ALABAMA

General Acknowledgement

COUNTY OF SHELBY

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that **CLAY NORRIS WORTHAM**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL



Given under my hand and official seal of office
this 5th day of May 2018.



NOTARY PUBLIC
My Commission Expires: May 13, 2018

This Document Prepared By:

Steve Bailey
ELDER LAW FIRM of STEVE BAILEY
2100 Providence Park, Suite 200
Birmingham, AL 35242
256-263-5060
steve@stevebaileyal.com


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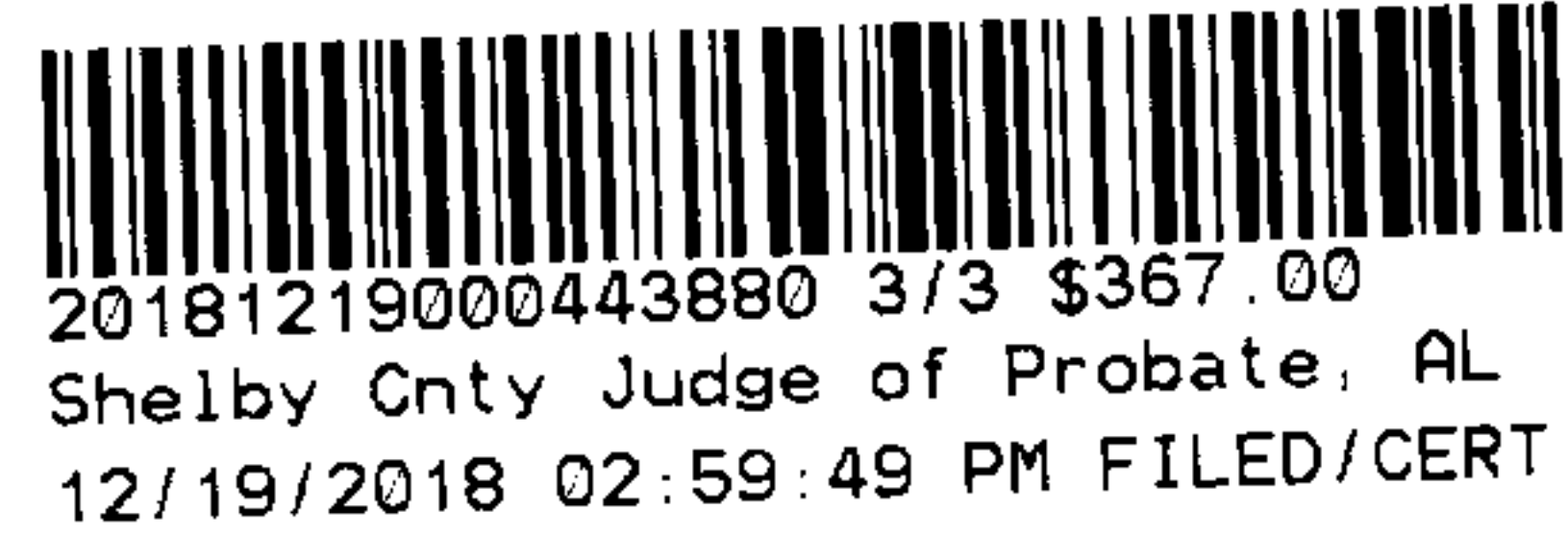
Real Estate Sales Validation Form

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

Grantor's Name _____
Mailing Address _____

Grantee's Name _____
Mailing Address _____

Property Address 4893 Hwy 51
Wilsonville, AL 35186
50 Acres + House



Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 345,800

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 _____

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

Karen Melser
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Form RT