

QUIT CLAIM DEED *TO CLEAR TITLE*

STATE OF ALABAMA

COUNTY OF SHELBY

) Send Tax Notice to:
) Connie Jones
) 1309 Caliston Way
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY: W.
Eric Pitts, P.O. Box 280, Alabaster, AL 35007,
(205) 216-4418. No title opinion requested,
none rendered.

KNOW ALL MEN BY THESE PRESENTS, that **Beverly Dawn Wood f/k/a Beverly Dawn Dudley and Jeremy Wood**, wife and husband (hereinafter "GRANTORS"), for and in consideration of **Ten and no/100 U.S. Dollars (\$10.00)**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, have RELEASED, QUITCLAIMED AND CONVEYED and do hereby RELEASE, QUITCLAIM AND CONVEY, forever, unto **Connie Jones**, (hereinafter "GRANTEE"), all of GRANTORS' right, title, interest and claim, if any, in or to the following described real estate in SHELBY COUNTY, Alabama:

See Exhibit A Attached hereto

*The above described property is not the GRANTORS' homestead.

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

GRANTOR HAS HERETO set his hand and seal on this the 20th day of December, 2018.

Beverly Dawn Wood
Beverly Dawn Wood f/k/a
Beverly Dawn Dudley

Jeremy Wood
Jeremy Wood

STATE OF ALABAMA

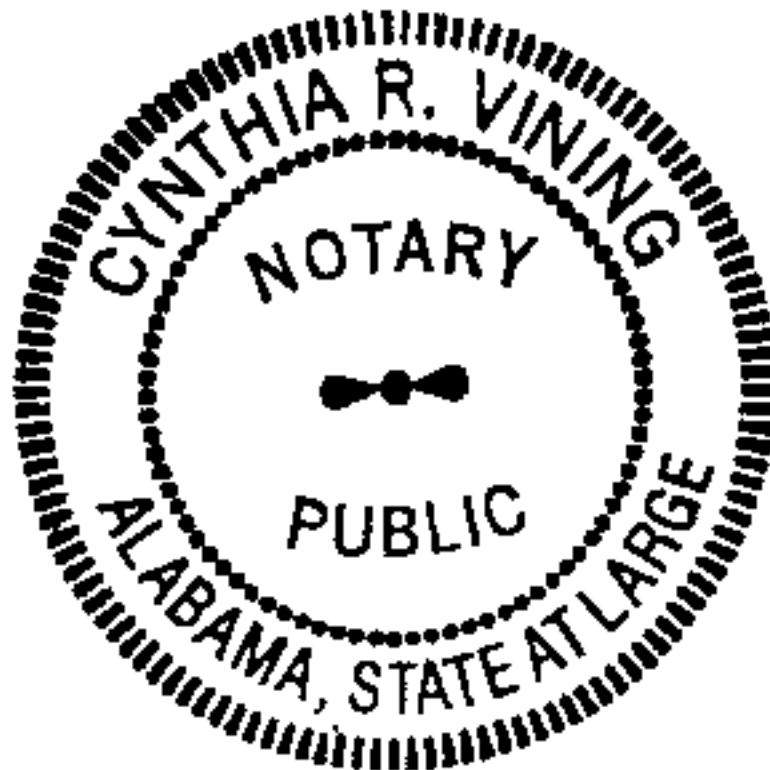
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify **Beverly Dawn Wood, who is one and same as and formerly known as Beverly Dawn Dudley and Jeremy Wood**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on this the 20th day of December, 2018.

Cynthia R. Vining
NOTARY PUBLIC; My commission expires:

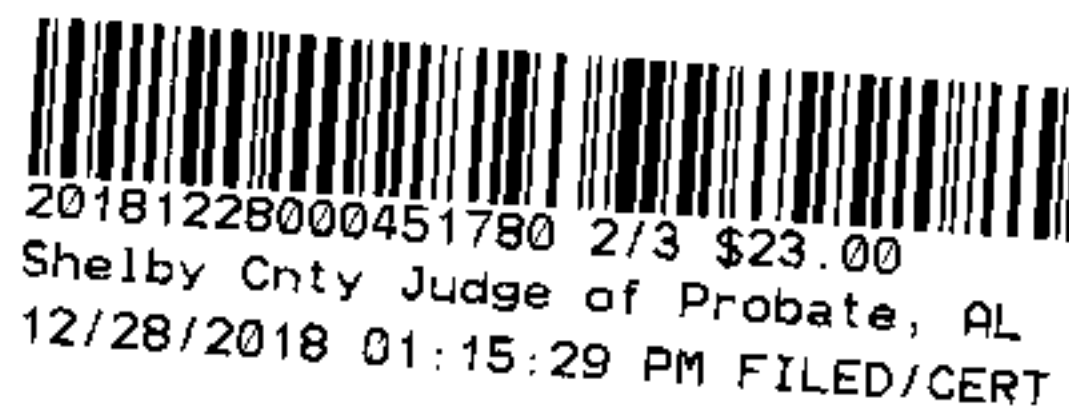
My Commission Expires:
February 23, 2021



20181228000451780 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/28/2018 01:15:29 PM FILED/CERT

Exhibit A

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA THENCE RUN SOUTH 01 DEGREE 26 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER - QUARTER SECTION FOR 44.38 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 12 (SMOKEY ROAD) AND THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 257 (WOOTEN ROAD); THENCE RUN SOUTH 01 DEGREE 26 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID COUNTY ROAD NO. 257 RIGHT OF WAY FOR 210.00 FEET; THENCE RUN SOUTH 78 DEGREES 40 MINUTES 19 SECONDS EAST FOR 148.00 FEET; THENCE RUN NORTH 16 DEGREES 28 MINUTES 51 SECONDS EAST FOR 188.44 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 12; THENCE RUN NORTH 73 DEGREES 19 MINUTES 02 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 209.65 FEET TO THE POINT OF BEGINNING.



Real Estate Sales Validation Form

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

Grantor's Name Beverly Dawn Wood
Mailing Address 542 Smokey Rd
Alabaster AL 35007

Grantee's Name Connie Jones
Mailing Address 1309 Caliston Way
Pelham AL 35724

Property Address 540 Smokey Rd
Alabaster AL 35007

Date of Sale 12/20/18

Total Purchase Price \$

or
Actual Value \$ 112,500

or
Assessor's Market Value \$

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 12/20/18

Print B. S. Pitts

Unattested

Sign

WZ R

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20181228000451780 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/28/2018 01:15:29 PM FILED/CERT