

This instrument was prepared without
benefit of title evidence or survey by:

Grantee's address:
316 Selma Road
Montevallo, AL 35115

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Eva Byrd Goldsmith, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Willie Clem Goldsmith, unmarried (herein referred to as GRANTEE, whether one or more), all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The above described property not is the homestead of GRANTOR.

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

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/04/2019
State of Alabama
Deed Tax: \$47.00


20190104000003980 1/4 \$71.00
Shelby Cnty Judge of Probate, AL
01/04/2019 01:39:03 PM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,
this the 2nd day of November, 2018

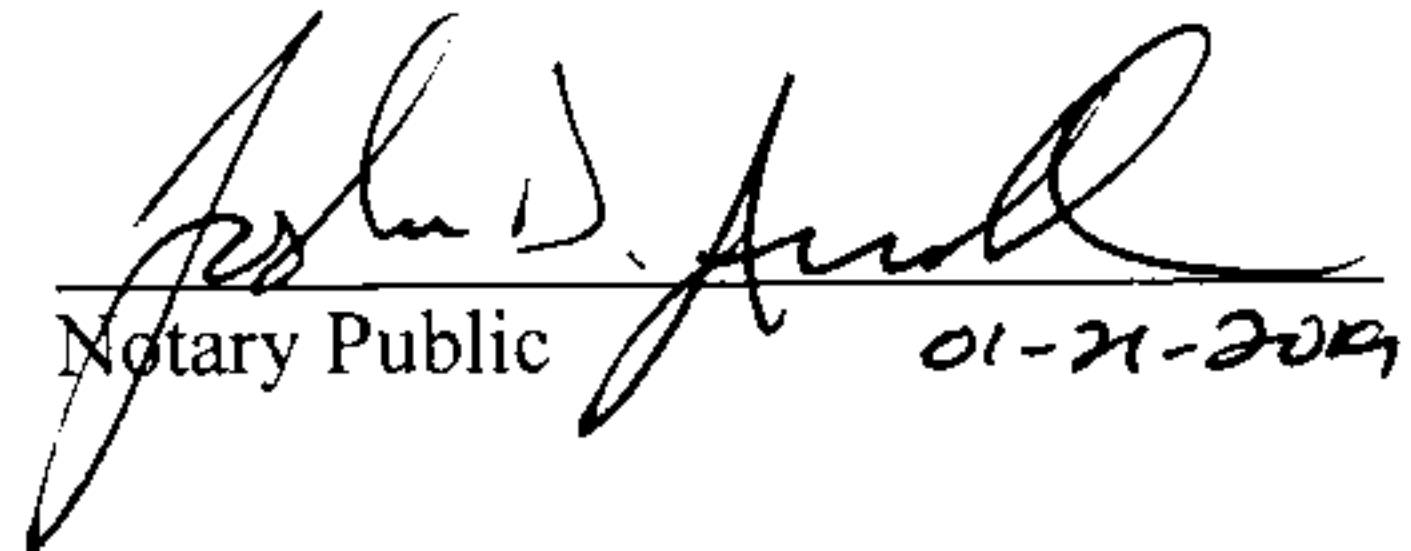

Eva Byrd Goldsmith

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eva Byrd Goldsmith, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of November, 2018.


Notary Public 01-21-2019


20190104000003980 2/4 \$71.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

A part of Block "H" of Ellis' Addition to East Montevallo, Alabama, according to the unrecorded map and plat of said Ellis' Addition, dated October 1, 1914, and prepared by George Jacob Davis, Jr., Civil Engineer, and which part of said Block "H" hereby conveyed is described as follows, to-wit: Beginning at the Northernmost intersection of Selma and Ellis Street, running thence in a Northerly direction along the margin of Selma Street a distance of one hundred (100) feet to the point of beginning; thence continue in a Northerly direction a distance of eighty-four (84) feet; thence Easterly and perpendicular to Selma Street a distance of one hundred forty (140) feet; thence Southerly a distance of eighty-four (84) feet, more or less; thence Westerly a distance of one hundred forty (140) feet to the point of beginning. Said part of said Block "H" also being described as follows, to-wit: Beginning at the Northernmost intersection of Selma Road and Ellis Street go North 0° 00' West along the margin of Selma Road 100.00 feet to the point of beginning of the lot herein conveyed; thence continue along this line 84.00 feet; thence North 87° 00' East for 140.00 feet; thence South 0° 00' East 78.24 feet; thence South 84° 46' West 140.10 feet to the point of beginning, according to survey of said part by Floyd Atkinson, Registered Land Surveyor No. 1352, dated November 15, 1971.



20190104000003980 3/4 \$71.00
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 EVA BYRON GOLDSMITH Grantee's Name WILLIE CLEM GOLDSMITH
Mailing Address C/O ELLIS, HODGINS, JONES: Jester Mailing Address 316 SELMA ROAD
P.O. Box 587 MONTVALLO, AL 35115
COLUMBIANA, AL 35051

Property Address 316 SELMA ROAD Date of Sale 11-02-2018
MONTVALLO, AL 35115 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 93,400.00

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 ORDER - CASE NO. DR - 2018 - 900597.00
☐ Closing Statement 1/2 of ASSESSOR'S MARKET VALUE - \$46,700.00

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 01-04-2019

Print JOSHUA D. ARNOLD

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20190104000003980 4/4 \$71.00
Shelby Cnty Judge of Probate: AL
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