


STATE OF ALABAMA)
SHELBY COUNTY)


20190123000023460 1/7 \$186.50
Shelby Cnty Judge of Probate, AL
01/23/2019 09:17:27 AM FILED/CERT

No title search was performed in the preparation of this Deed.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, **HERSCHEL DAVID CHANEY**, a married man conveying non-homestead property, **EDITH DIANE BLANTON**, a married woman conveying non-homestead property, **FRANCIE IRENE SAVAGE**, a married woman conveying non-homestead property, **SUSAN CHANEY**, an unmarried woman and her mother, **EDITH GERALDINE CHANEY**, an unmarried woman, by Susan Chaney, her Agent by Durable Power of Attorney dated the 23rd day of August, 2017 (as to their respective Life Estates heretofore reserved) (herein collectively referred to as "**GRANTORS**"), do hereby **RELEASE, QUITCLAIM, GRANT, BARGAIN, SELL** and **CONVEY** unto **SUSAN CHANEY** (herein referred to as "**GRANTEE**") her heirs, successors and assigns, all of their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Lot 246, The Lakes at Hidden Forest Phase 2, according to the Plat thereof, recorded in Map Book 37, Page 122 A and B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2019 and subsequent years, a lien not yet due and payable; mineral and mining rights, together with all rights, privileges and immunities relating thereto; covenants, conditions and restrictions, easements, rights of way and matters of public record and as set forth and shown on the recorded Plat thereof; Articles of The Lakes at Hidden Forest Homeowners' Association, Inc., recorded in Official Records Document No. 20061120000567220, of the Probate Records of Shelby County, Alabama.

Deed Source: Warranty Deed dated September 8, 2015, recorded September 25, 2015, at Instrument No.20150925000336470, Office of Judge of Probate of Shelby County, Alabama.

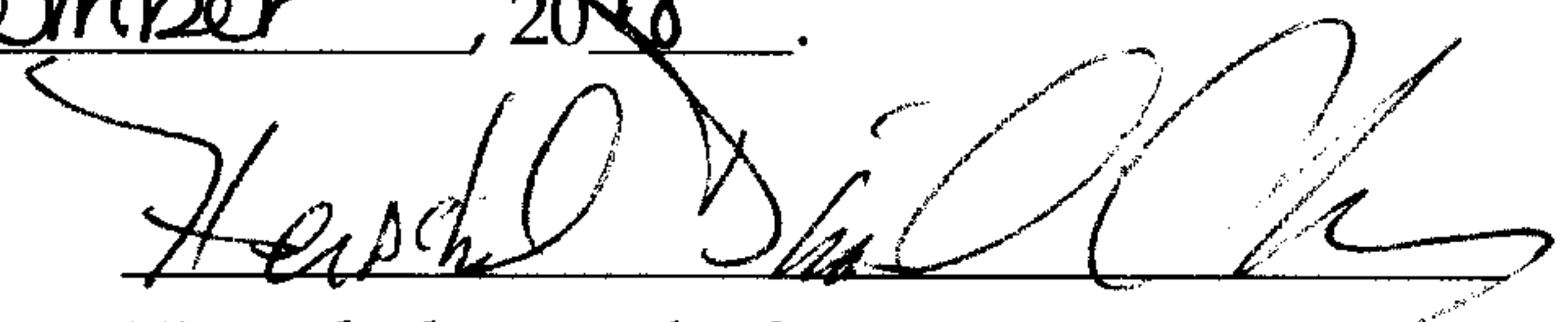
Edith Chaney and Edith Geraldine Chaney are one and the same person.

TO HAVE AND TO HOLD the same unto the said Grantee, her heirs, successors and assigns forever.

(Grantors' signatures follow on pages 2-6, inclusive).

Shelby County, AL 01/23/2019
State of Alabama
Deed Tax: \$150.50

IN WITNESS WHEREOF, GRANTOR Herschel David Chaney hereunto sets his hand and seal this the 26th day of December, 2018.

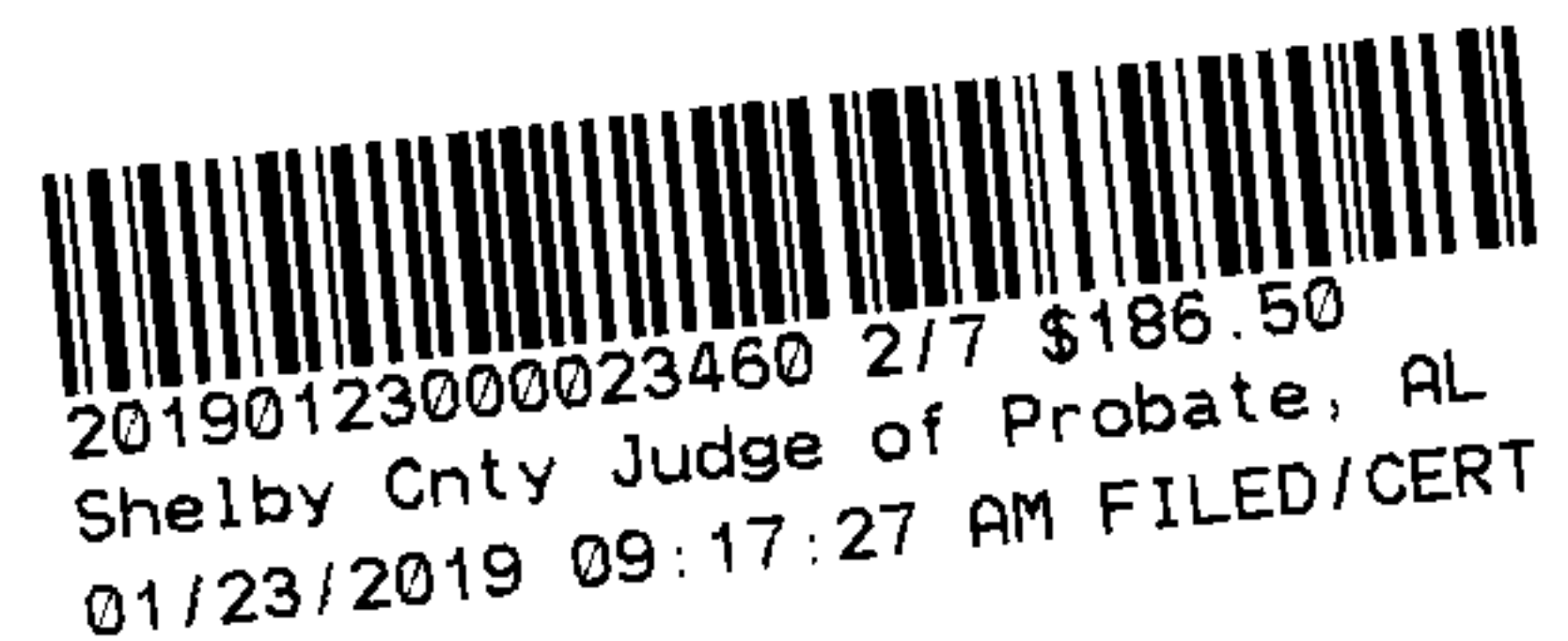
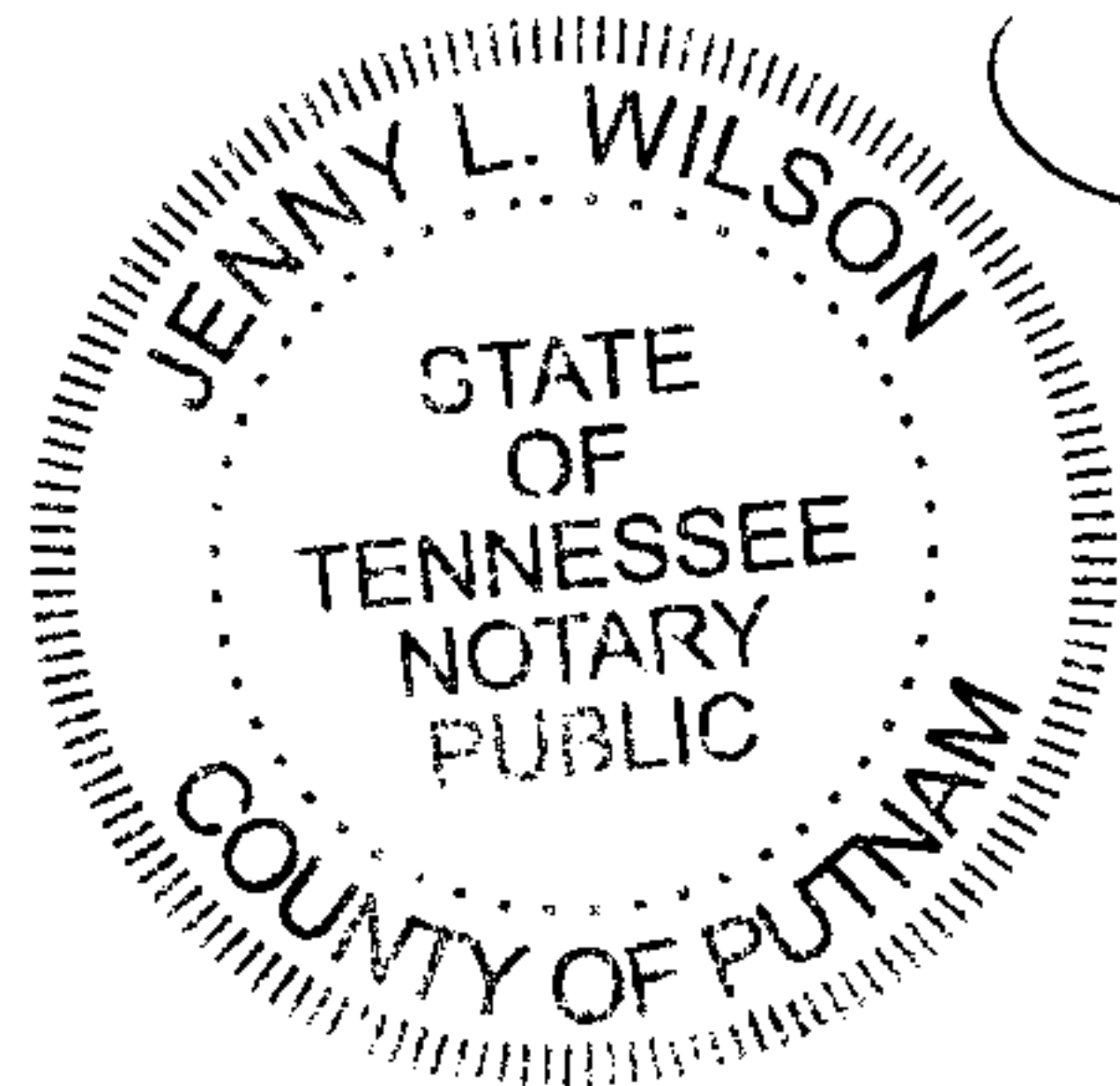

Herschel David Chaney

STATE OF TENNESSEE)
COUNTY OF Putnam)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herschel David Chaney, 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 26th day of December, 2018.


Notary Public
My Commission Expires 5/19/2020



IN WITNESS WHEREOF, GRANTOR Edith Diane Blanton hereunto sets her hand and seal this the _____ day of _____, 20_____.

IN WITNESS WHEREOF, GRANTOR Edith Diane Blanton hereunto sets her hand and seal this the 28th day of December, 2018.

Edith Diane Blanton

Edith Diane Blanton

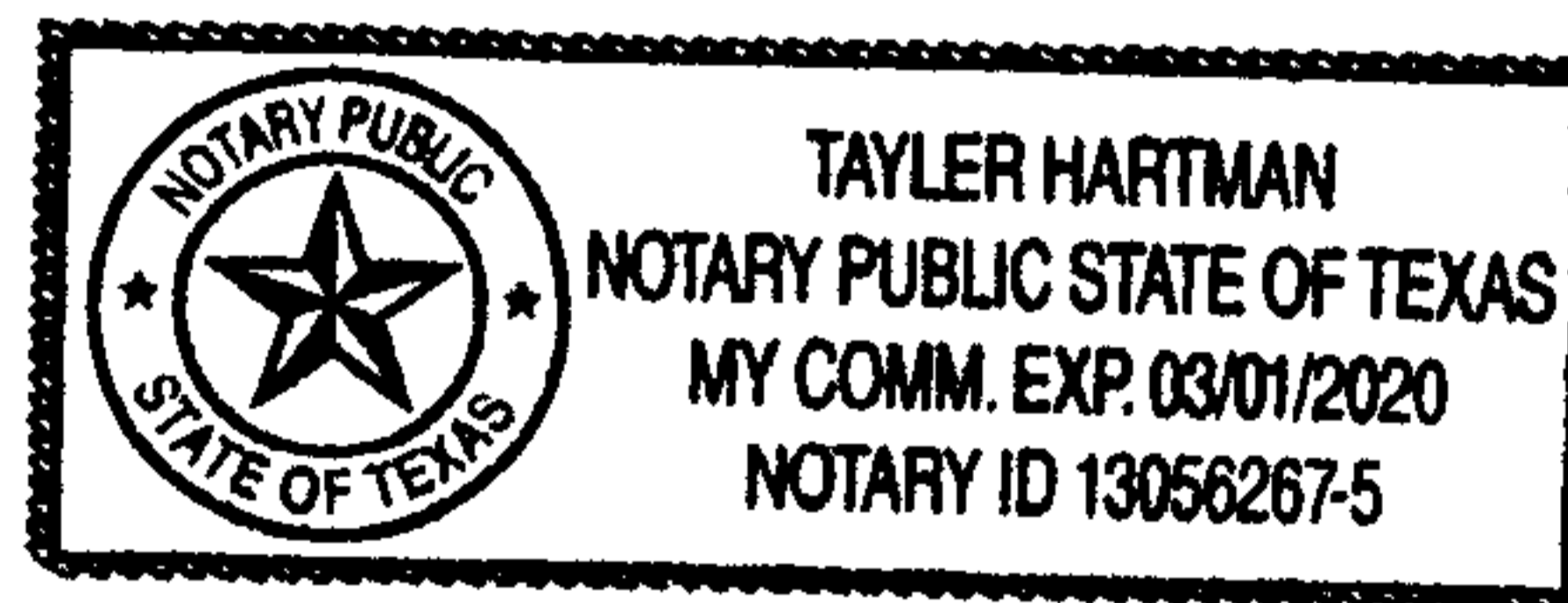
STATE OF TEXAS)
COUNTY OF Angelina)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Edith Diane Blanton, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2018.

Taylor Hartman
Notary Public

My Commission Expires 3-1-2020



20190123000023460 3/7 \$186.50
Shelby Cnty Judge of Probate, AL
01/23/2019 09:17:27 AM FILED/CERT

IN WITNESS WHEREOF, GRANTOR Francie Irene Savage hereunto sets her hand and seal this the 15th day of January, 2019.

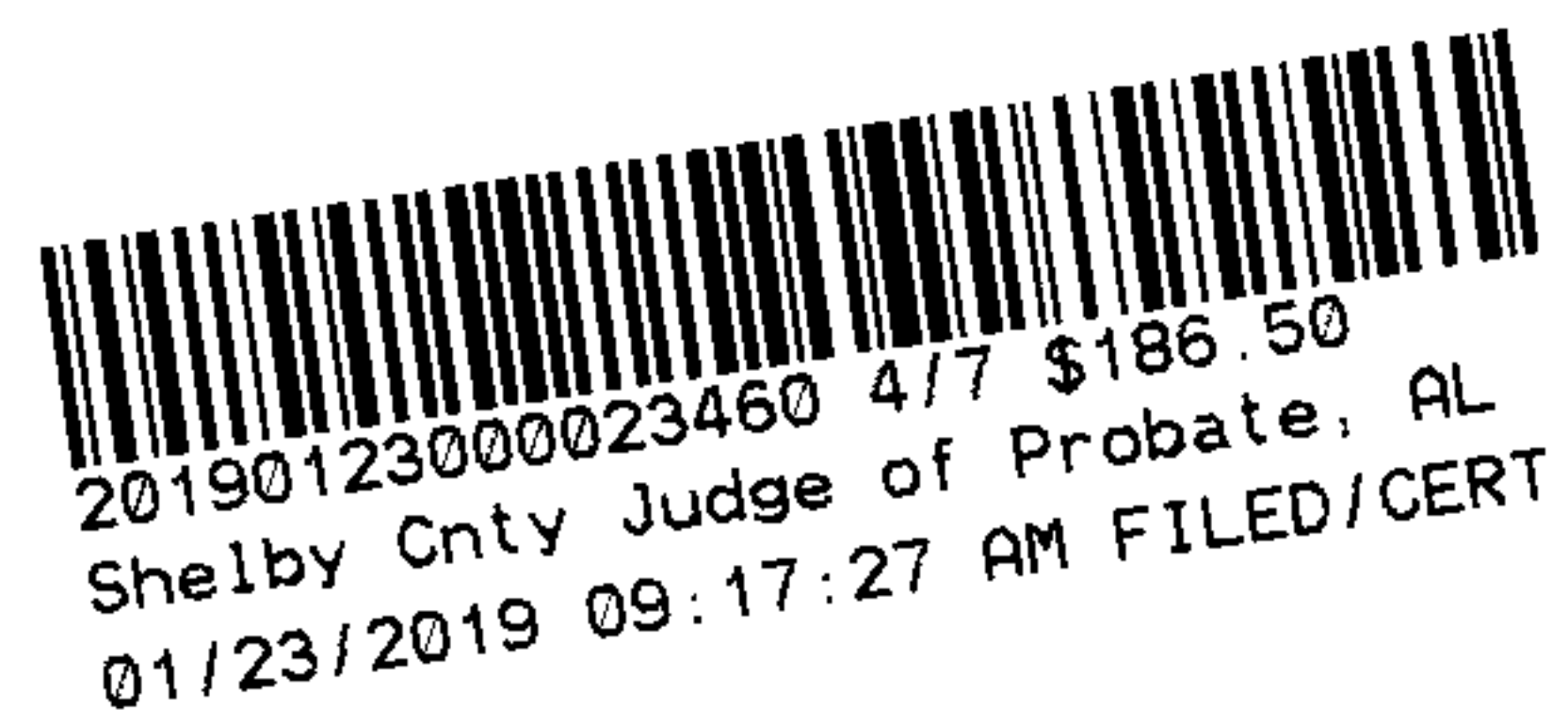
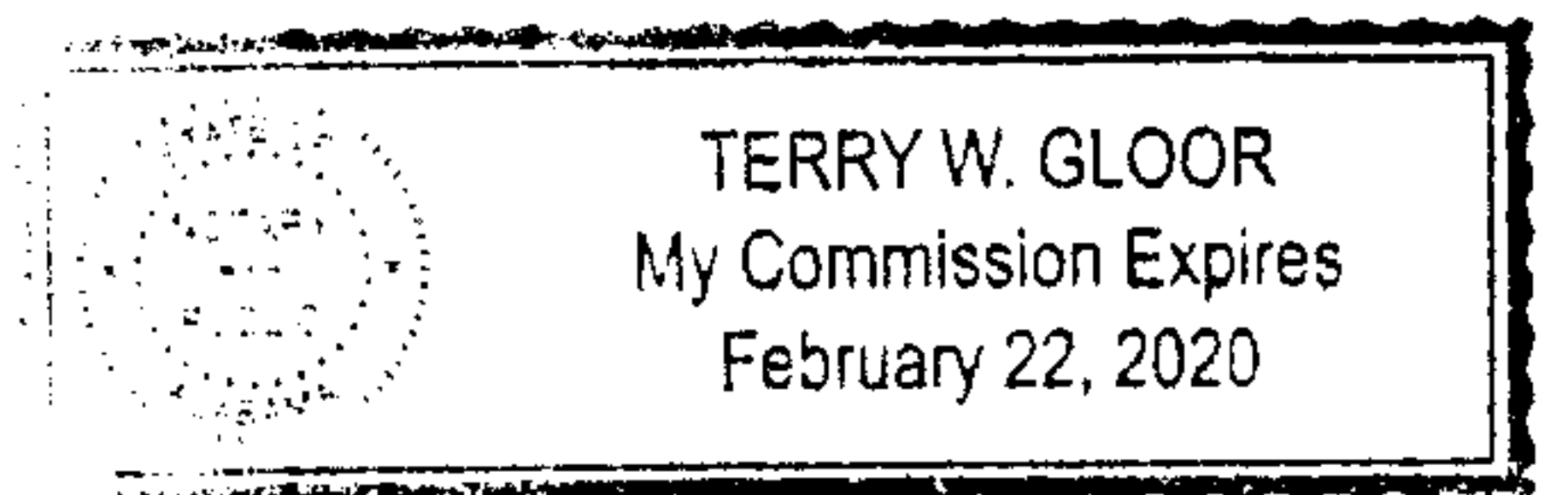
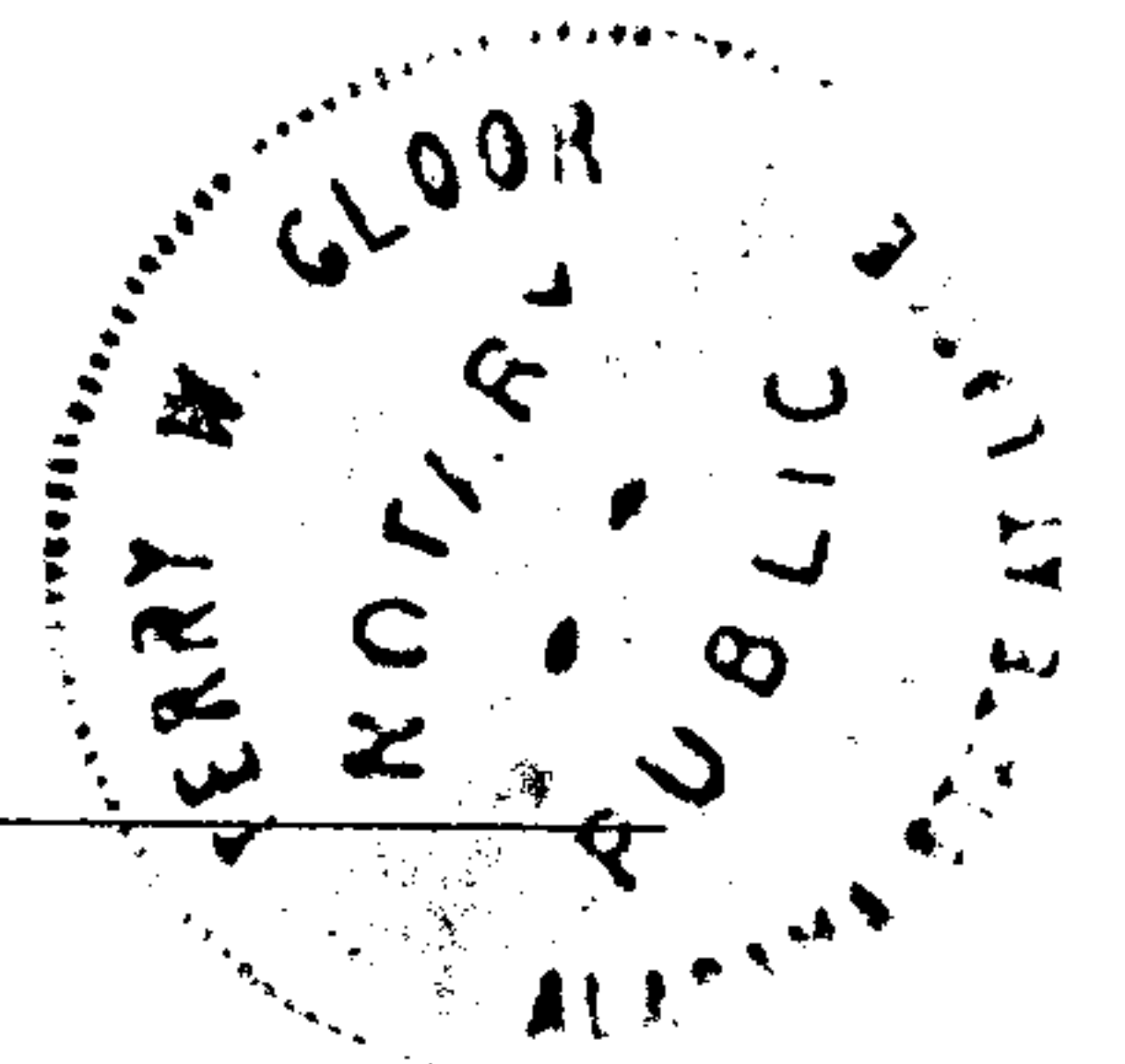
Francie Irene Savage
Francie Irene Savage

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Francie Irene Savage, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of January, 2019.

Terry W. Gloor
Notary Public
My Commission Expires _____



IN WITNESS WHEREOF, GRANTOR Susan Chaney hereunto sets her hand and seal this the 15th day of January, 2019.

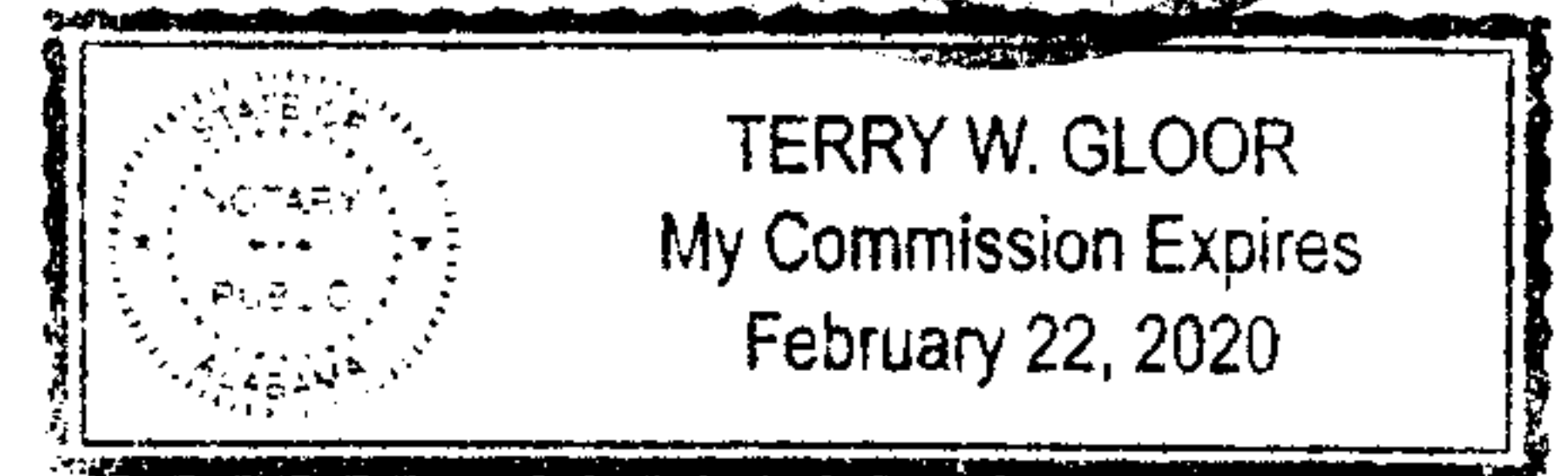
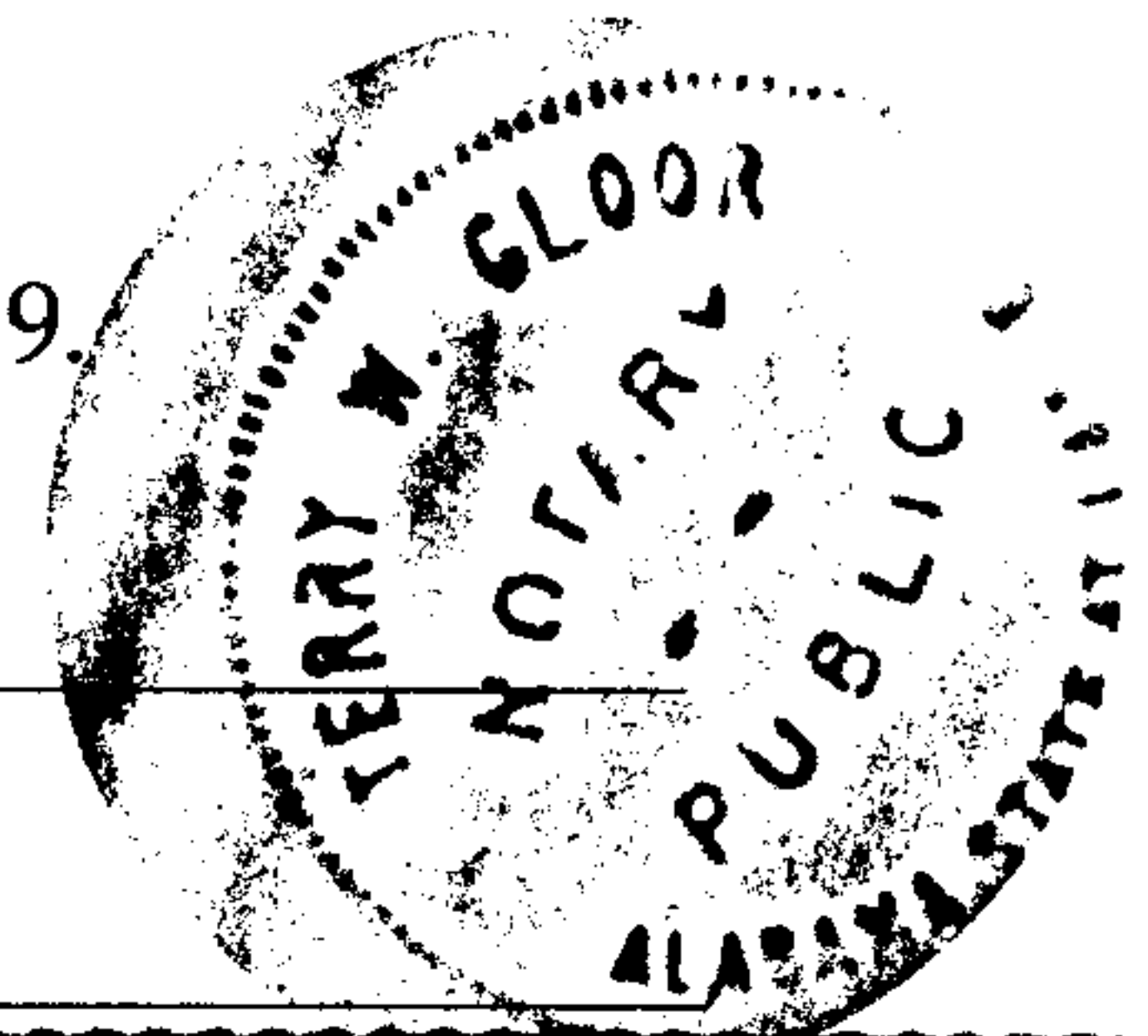
Susan Chaney
Susan Chaney

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , a Notary Public in and for said County in said State, hereby certify that Susan Chaney, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January, 2019.

Terry W. Gloor
Notary Public
My Commission Expires



20190123000023460 5/7 \$186.50
Shelby Cnty Judge of Probate, AL
01/23/2019 09:17:27 AM FILED/CERT

IN WITNESS WHEREOF, GRANTOR Edith Geraldine Chaney, by Susan Chaney, her Agent by Durable Power of Attorney dated the 23rd day of August, 2017, hereunto sets her hand and seal this the 15th day of January, 2019.

Edith Geraldine Chaney, by Susan Chaney
Edith Geraldine Chaney, by Susan Chaney,
her Agent by Durable Power of Attorney

STATE OF ALABAMA)
COUNTY OF SHELBY)

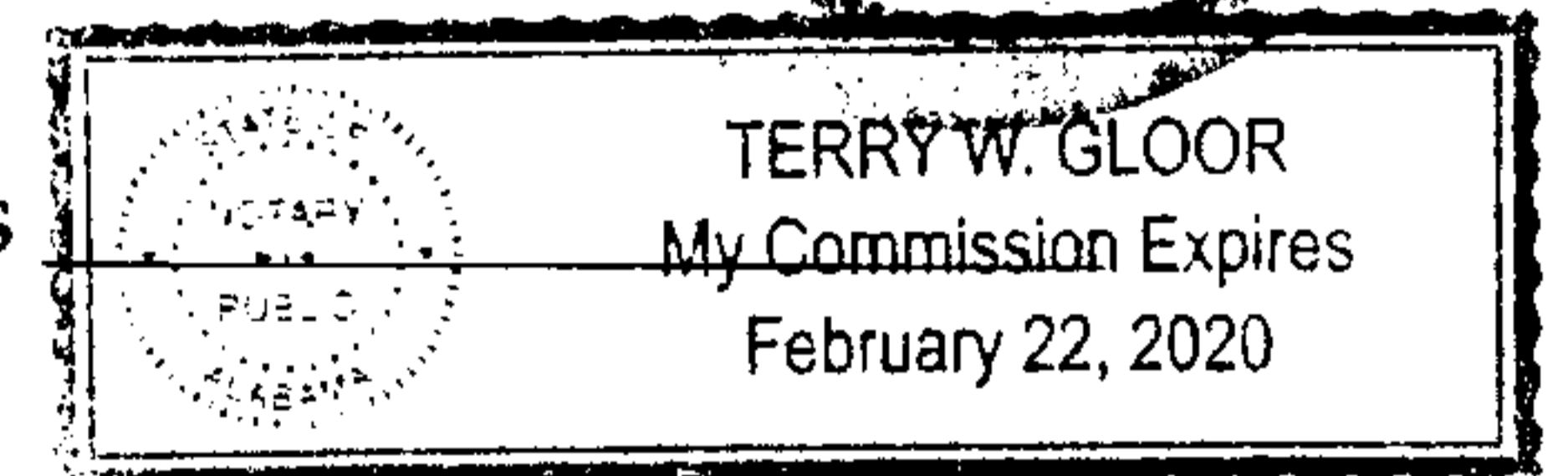
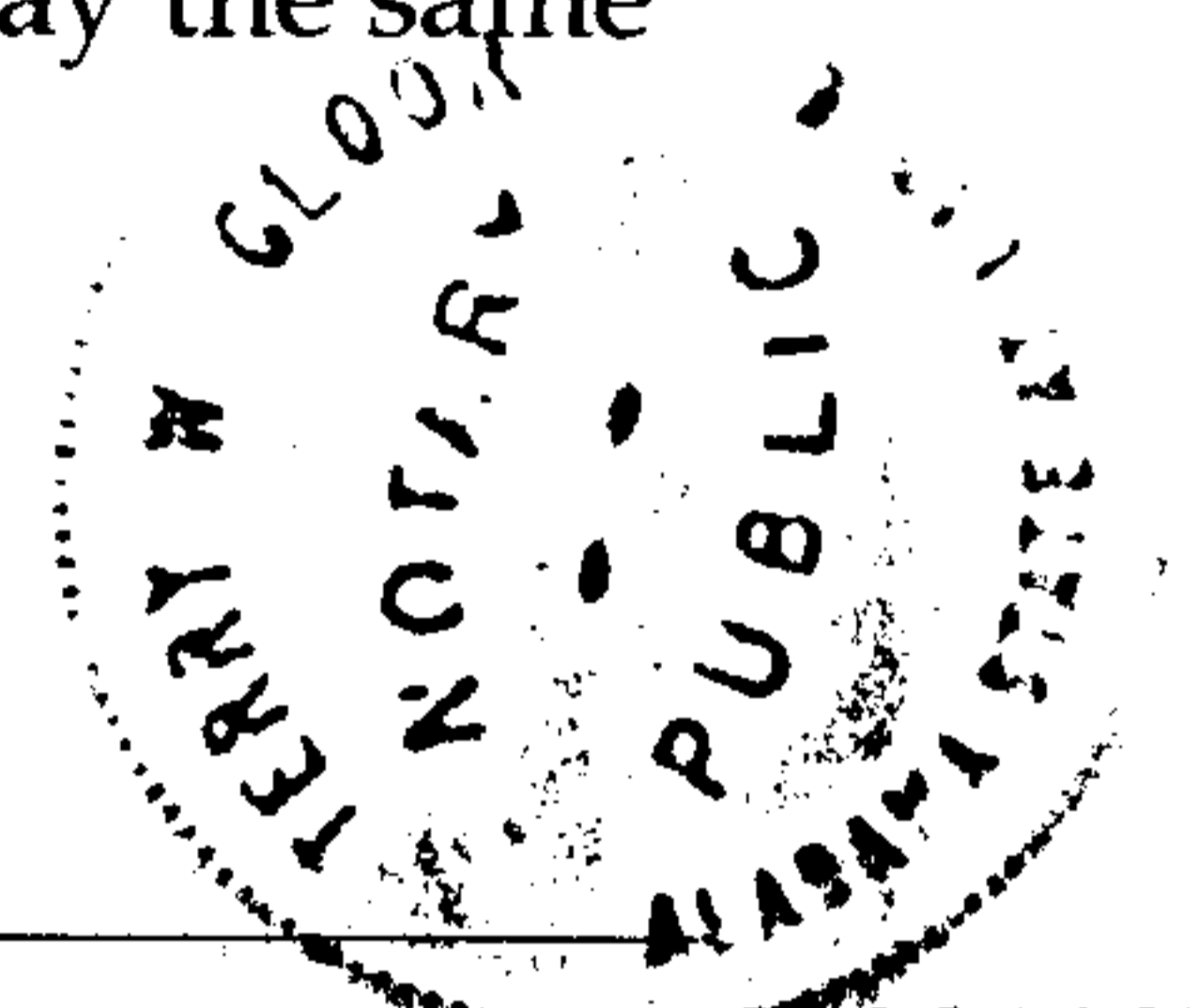
I, the undersigned , a Notary Public in and for said County in said State, hereby certify that Susan Chaney, whose name as Agent for Edith Geraldine Chaney under Durable Power of Attorney, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she in her capacity as such Agent, and with full authority, executed the same voluntarily for and as the act of Edith Geraldine Chaney on the day the same bears date.

Given under my hand and official seal this 15th day of January, 2019.

Terry W. Gloor

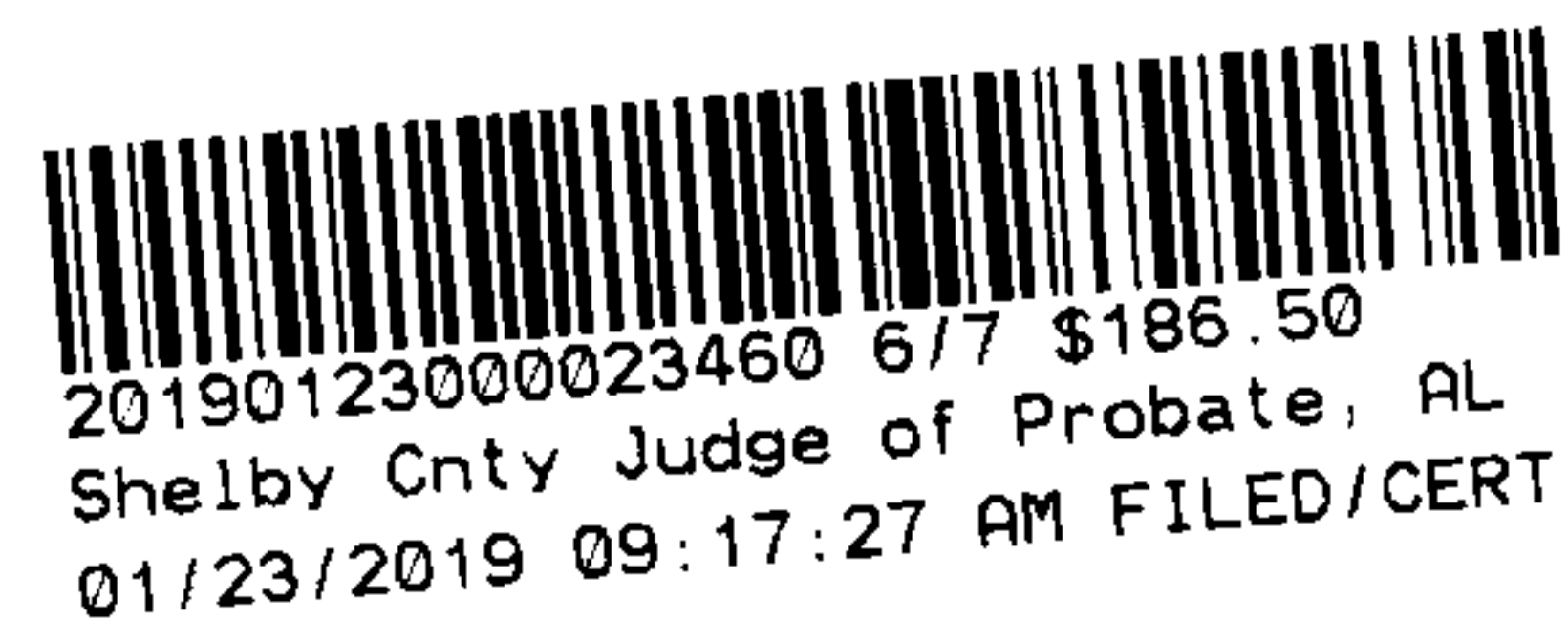
Notary Public

My Commission Expires



This Instrument Prepared by:
Terry W. Gloor
Attorney at Law
200 Century Park South, Ste 114
Birmingham, AL 35226
(205) 968-1900

SEND TAX NOTICE TO:
Susan Chaney
100 Dallas Lane
Montevallo, AL 35115



Real Estate Sales Validation Form

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

Grantor's Name Herschel David Chaney, Edith Diane
Mailing Address Blanton, Francie Irene Savage, Susan
Chaney, Edith Geraldine Chaney
1481 Mission Hills Road, 35007

Grantee's Name Sue Chaney
Mailing Address 100 Dallas Lane
Montevallo, AL 35115

Property Address 100 Dallas Lane
Montevallo AL 35115

Date of Sale 01/15/2019
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 150,300.00

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
Sales Contract
Closing Statement
Appraisal
Other Shelby County Tax Assessor

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 01/15/2019

Print Susan Chaney

Unattested

Sign Susan Chaney

(Grantor/Grantee/Owner/Agent) circle one



20190123000023460 7/7 \$186.50
Shelby Cnty Judge of Probate, AL
01/23/2019 09:17:27 AM FILED/CERT