

This Instrument Was Prepared By:

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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Bobbie Jean Fancher
435 Pineview Road
Montevallo, AL 35115

STATE OF ALABAMA)
) QUITCLAIM DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten & 00/100 Dollars (\$10.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Thomas Myron Fancher III as Heir at Law of Marie S. Fancher, having died the 23th day of November, 2015 and Thomas M Fancher, Sr., having died the 24th day of March, 2004** hereinafter called "Grantor," do hereby GRANT, CONVEY, and QUITCLAIM unto **Bobbie Jean Fancher** hereinafter called "Grantee", all rights, title and interest in and to the following real estate, situated in **Shelby County, Alabama**, to wit:

SEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to all items of record.

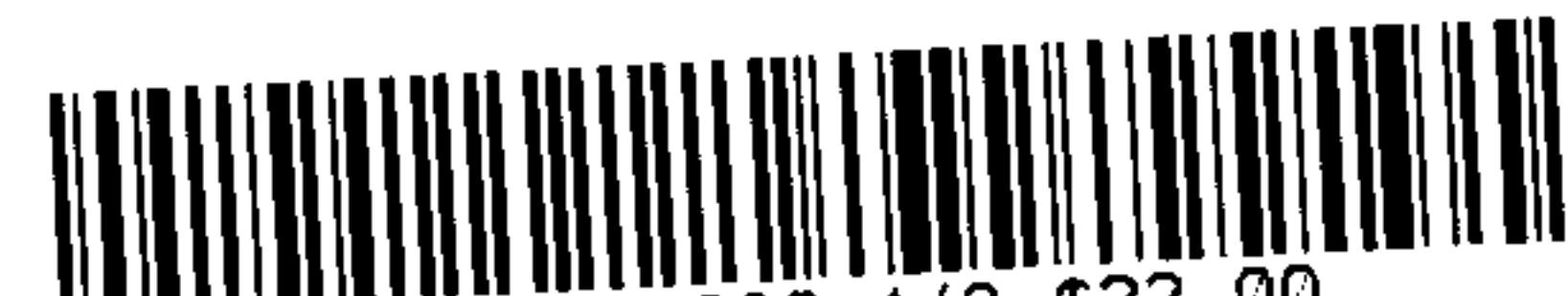
NOTE: This property is not homestead for grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 11 day of April 2018.

GRANTOR

[Signature] (L.S.)
Thomas Myron Fancher III
Heir at Law of Marie S. Fancher and
Thomas M. Fancher, Sr.


20190131000032330 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/31/2019 03:14:12 PM FILED/CERT

STATE OF GA)
) ACKNOWLEDGMENT
Gwinnett COUNTY)

I, Mikael Sandeck, a Notary Public for the State at Large, hereby certify that the above posted name, **Thomas Myron Fancher III**, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11 day of April, 2018.

[Signature]
NOTARY PUBLIC
My Commission Expires: 3/6/2022

EXHIBIT A

LOT 4 IN BLOCK 2 OF ARDEN SUBDIVISION TO THE TOWN OF MONTEVALLO AS SHOWN IN
RECORDED MAP FOUND IN DEED BOOK 139, PAGE 169 IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.

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20190131000032330 2/3 \$22.00
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 Thomas Myron Fancher III
Mailing Address _____

Grantee's Name Bobbie Jean Fancher
Mailing Address 435 Pineview Rd

Same

Montevallo AL 35115

Property Address 435 Pineview Rd
Montevallo AL
35115

Date of Sale estate 4/11/08 inheritance
Total Purchase Price \$ _____

or
Actual Value \$ 112 (\$80,000)

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 inheritance

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 4/11/08

Print Thomas Myron Fancher III

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

