

This instrument prepared by:
The Evans Law Firm, P.C.
1736 Oxmoor Road, Suite 101
Birmingham, Alabama 35209

Send Tax Notice To:
Gayton Lopresti
840 Honeysuckle Lane
Alabaster, Alabama 35007

QUIT CLAIM DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Thousand Dollars (\$10,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned hereby releases, quit claims, grants, sells and conveys to Gayton Lopresti, (hereinafter called Grantee), all the right, title, interest and claim in or for the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the southwest corner of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, thence in a northerly direction along the west boundary of said section 450.00 feet; thence continue in a northerly direction along said west boundary 125.00 feet; thence turn 91 deg. and 45 min. to the right in an easterly direction 351.75 feet to intersection with the centerline of right-of-way for a road; thence turn 88 deg. and 19 min. to the right in a southerly direction along said centerline 125.0 feet; thence turn 91 deg. and 41 min. to the right in a westerly direction 351.63 feet to the point of beginning; EXCEPT 30.0 feet on the west side of said centerline for a roadway; situated in Shelby County, Alabama.

Subject to the following:

1. Restrictive covenants appearing of record in Deed Book 279, Page 886, in the Probate Office of Shelby County, Alabama.
2. 35 foot building setback line appearing of record in Deed Book 279, page 886, in the Probate Office of Shelby County, Alabama.
3. Transmission Line Permit to Alabama Power Company dated June 27, 1946, recorded in Deed Book 126, Page 305, in the Probate Office of Shelby County, Alabama.
4. Mortgage with Wells Fargo and any other liens of record.

TO HAVE AND TO HOLD to said Grantee forever.

Given under our hands and seals this the 1st day of April, 2019.

Witnesses:

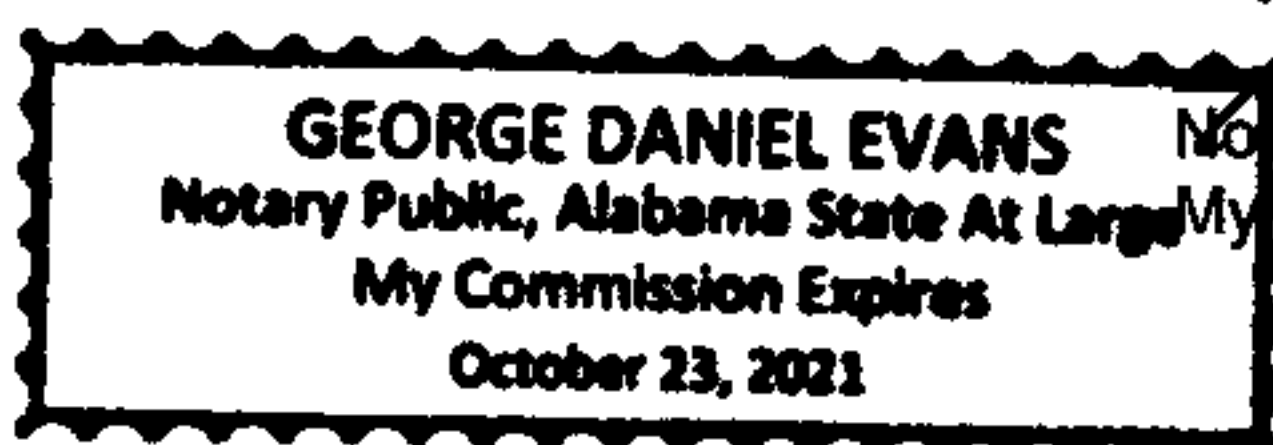
Janet B. [Signature]

Diana Adria Crawford (SEAL)
Diana Adria Crawford

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a notary public in and for said County in said State, hereby certify that Diana Adria Crawford, 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 the 1st day of April, 2019.



[Signature]
Notary Public

My Commission Expires: _____

Real Estate Sales Validation Form

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

Grantor's Name Diana Adria Crawford
Mailing Address 292 Laredo Drive
Birmingham, Alabama 35226

Grantee's Name Gayton Lopresti
Mailing Address 840 Honeysuckle Lane
Alabaster, Alabama 35007

Property Address 840 Honeysuckle Lane
Alabaster, Alabama 35007

Date of Sale 4/1/19
Total Purchase Price \$ 10,000.00

or
Actual Value \$

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 quit claim deed

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 4/1/19

Print G. Daniel Evans, Attorney for Gayton Lopresti

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



20190425000135490 2/2 \$28.00
Shelby Cnty Judge of Probate, AL
04/25/2019 09:56:32 AM FILED/CERT

(verified by)

Form RT-1