


This Instrument Prepared By:  
Lynn Campisi  
Lynn Campisi, P. C.  
3008 Pump House Road  
Birmingham, Alabama 35243

  
20190606000196830 1/4 \$167.50  
Shelby Cnty Judge of Probate AL  
06/06/2019 08:32:09 AM FILED/CERT

Send Tax Notice To:  
Frank W. Wheeler  
c/o Fran Greenberg  
3940 Forest Avenue  
Birmingham, AL 35213

## QUIT CLAIM DEED

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to **Frank W. Wheeler and Sue Wheeler**, (GRANTORS), in hand paid by **Frank W. Wheeler**, (GRANTEE), the receipt whereof is hereby acknowledged, we, **Frank W. Wheeler and Sue Wheeler, husband and wife**, do remise, quit claim and convey to the said **Frank W. Wheeler**, all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**Legal Description attached hereto as Exhibit "A".**

### SUBJECT TO:

1. Ad Valorem taxes for the year 2007 and subsequent years, said taxes being a lien but not due and payable until October 1, 2007.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

THE GRANTORS HEREIN RESERVE A LIFE ESTATE IN SAID PROPERTY FOR THE DURATION OF THE GRANTORS' LIVES.

THE PROPERTY HEREIN CONVEYED IS THE HOMESTEAD RESIDENCE OF THE GRANTORS.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said **Frank W. Wheeler**, his heirs and assigns forever.

IN WITNESS WHEREOF, **Frank W. Wheeler and Sue Wheeler**, have hereunto set their hand and seal, this 2<sup>ND</sup> day of January, 2007.

Frank W. Wheeler (SEAL)  
Frank W. Wheeler

Sue Wheeler (SEAL)  
Sue Wheeler


THE STATE OF ALABAMA       )  
JEFFERSON COUNTY        )

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Frank W. Wheeler and Sue Wheeler, husband and wife**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this date that, being informed of the contents of said conveyance, they, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 2 day of January, 2007.

Therese C. Avant  
Notary Public  
My Commission Expires: 3/28/10

(SEAL)

  
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**EXHIBIT "A"**

**That certain parcel of land situated in Shelby County, Alabama and described as:**

**The East 1/2 of the East 1/2 of the NE 1/4 of the NE 1/4 of Section 29, Township 20, Range 1 East, Shelby County, Alabama EXCEPT the North 176 feet conveyed in Deed Book 162, Page 51.**



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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 Frank W. Wheeler & Sue Wheeler  
Mailing Address 3940 Forest Ave  
Birmingham, AL 35213

Grantee's Name Frank W. Wheeler  
Mailing Address 3940 Forest Ave  
Birmingham, AL 35213

Property Address 3243 Hwy. 55  
Wilsonville, AL 35106

Date of Sale 1/2/2007  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 143,200.00

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 report

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 5.23.19

Print Jenny R. Greene

☐ Unattested

Sign Jenny R. Greene

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1