

THIS INSTRUMENT WAS PREPARED BY: Richard Rice The Rice Firm 420 20th Street North Suite 2200 Birmingham, AL 35201	SEND TAX NOTICE TO: Jeanne Howard 124 14th Ct W, Birmingham, AL 35204, USA
--	---

Quitclaim Deed

STATE OF ALABAMA
COUNTY OF JEFFERSON

DATE: July 14, 2019

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of the total amount of fees required for the filing and recording of this deed, the receipt of which is hereby acknowledged, the undersigned Stacey Singleton, not married, of 337 Finley Ave W, Birmingham, AL 35211, USA, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto Jeanne Howard, not married, of 124 14th Ct W, Birmingham, AL 35204, USA, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

BEGINNING AT A POINT WHERE THE LAND OF SAM WATKINS INTERSECTS HIGHWAY 31; RUN WEST 105 FEET, THENCE NORTHERLY "TWO DEGREES" 105 FEET; THENCE EAST 105 FEET TO MONTGOMERY HIGHWAY 31; THENCE IN A SOUTHERLY DIRECTION 105 FEET PARALLEL WITH HIGHWAY 31 ON THE WEST SIDE 105 FEET TO POINT OF BEGINNING, CONTAINING 1/2 ACRES. SITUATED IN SHELBY COUNTY IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA DEED BOOK 163, PAGE 244, AS RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL I: PID NO. 36-2-03-2-002-030.000
A PART OF LOT NUMBER 45, IN BLOCK I, IN ELLIS ADDITION TO EAST MONTEVALLO, ACCORDING TO A SURVEY AND MAP OF THE SAME MADE BY GEROGE JACOB DAVIS, JR. C.E. DATED 1014, THE PART HEREBY CONVEYED HAVING A FRONTAGE OF 50 FEET OF DAUPHIN STREET AND RUNNING BACK NORTHWARDLY BETWEEN PARALLEL LINES TO A UNIFORM DEPTH OF 100 FEET, BEING BOUNDED ON THE EAST BY LOT NUMBER 44 AND ON THE WEST BY LOT

NUMBR 46 IN SAID BLOCK I.

PARCEL II: PID NO. 36-2-03-2-031.000

A PART OF LOT NUMBER 46, BLOCK I, IN ELLIS ADDITION TO EAST MONTEVALLO, SAID LOT FACING DAUGHIN STREET 50 FEET AND RUNNING BACK A DISTANCE OF 100 FEET RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

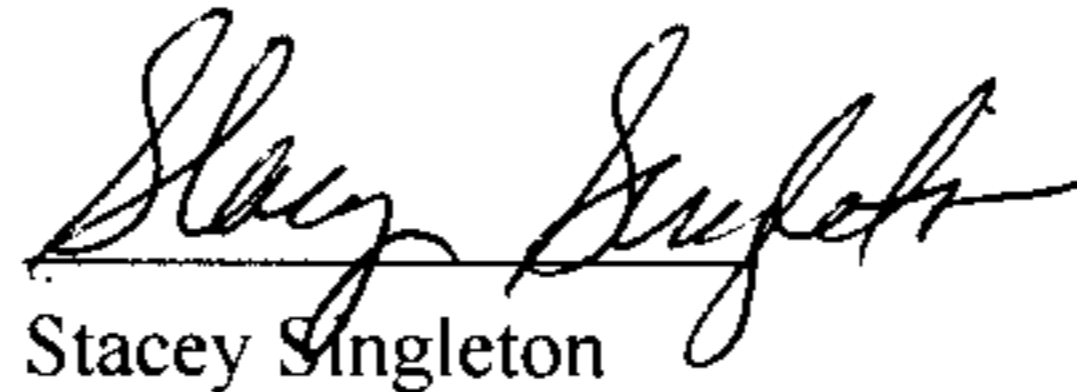
TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:



Signature



Stacey Singleton



Name

20190716000253750 2/4 \$67.50
Shelby Cnty Judge of Probate, AL
07/16/2019 03:33:29 PM FILED/CERT

Grantor Acknowledgement

STATE OF ALABAMA

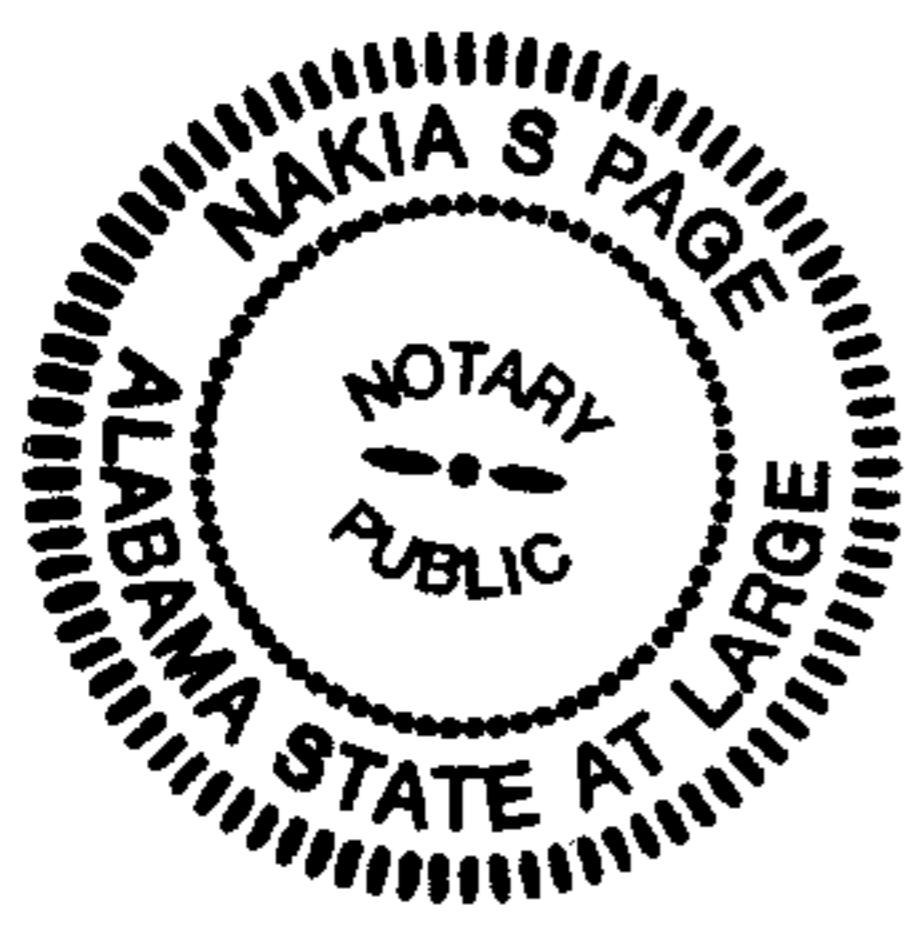
COUNTY OF Jefferson

Nakia Page, a Notary Public in and for said County and State, hereby certify that Stacey Singleton, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 12/12 day of June, 2019.

Nakia Page
Notary Public for the State of Alabama

My commission expires: 1/17/21



20190716000253750 3/4 \$67.50
Shelby Cnty Judge of Probate, AL
07/16/2019 03:33:29 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Stacey Singleton
Mailing Address 337 Finley Ave
Birmingham AL 35204

Grantee's Name Seannie Howard
Mailing Address 124 14th St West
Birmingham AL 35204

Property Address 30 White Street
Montevallo AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 43,500.00

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

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 7-16-19

Print Tracy Key
Sign _____

Unattested

(Grantor/Grantee/Owner/Agent) circle one