

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham Parkway, Suite 2

Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:

Lynnkeesha Gilmore Evans

300 Lane Park Trail

Maylene, AL 35114

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Debra Jean Gilmore King, a/an married woman, Dorothy Anne Gilmore, a/an unmarried woman, and Sarah Ruth Butler, a/an unmarried woman,** the "Grantors" herein, in hand paid by **Lynnkeesha Gilmore Evans,** the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

Lot 6, Block 5 according to the map and survey of Aldmont as drawn by B L Miller, Civil Engineer for L N Nabors on 24 September 1908 and recorded 29 April 1910 at Map Book 3, Page 3 of Shelby County Probate records, less and except the N 138 feet of the E 170 feet thereof.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**
- **The above described property does not constitute the homestead of any Grantor, nor that of any respective spouse, neither is it contiguous thereto.**


Dottie Mae Gilmore having died on or about March 23, 2012. Dottie Mae Gilmore retained a life estate in the deed dated 01/28/1994 and recorded 01/31/1994 in Instrument #1994-03186, in the Probate Office of Shelby County, Alabama.

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **Lynnkeesha Gilmore Evans** and Grantee's heirs and assigns forever.

Given under my hand and seal this 18th day of September, 2019.

Shelby County, AL 09/18/2019
State of Alabama
Deed Tax: \$12.00


20190918000342880 1/3 \$40.00
Shelby Cnty Judge of Probate AL
09/18/2019 11:50:55 AM FILED/CERT

Debra Jean Gilmore King
Debra Jean Gilmore King

Dorothy Anne Gilmore
Dorothy Anne Gilmore

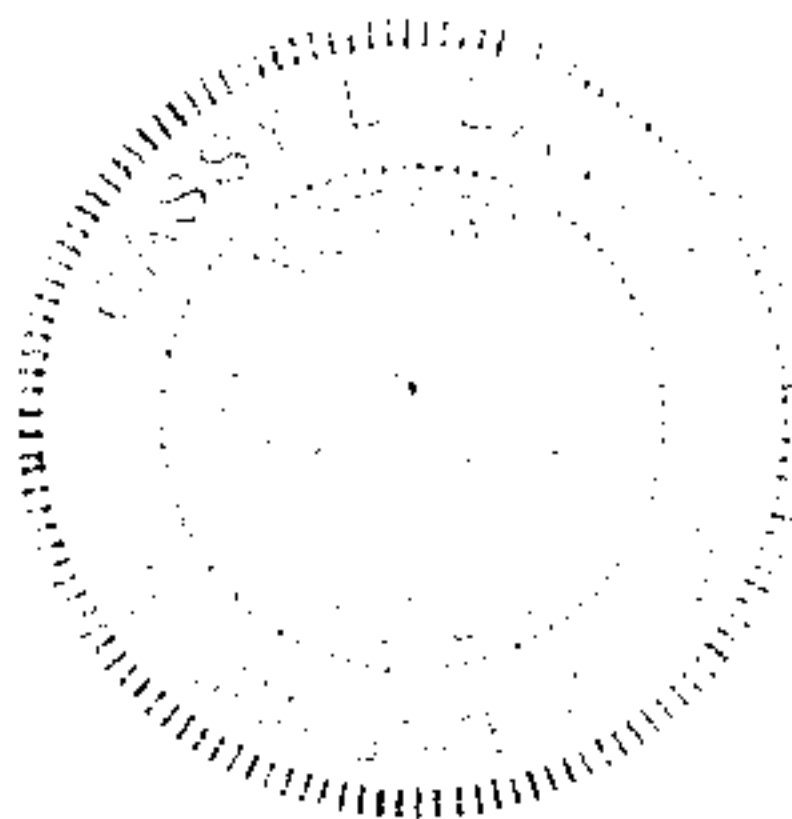
Ruth Butler
Sarah Ruth Butler

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Debra Jean Gilmore King, Dorothy Anne Gilmore, and Sarah Ruth Butler**, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily with full authority on the day that same bears date.

Given under my hand and official seal on the 18th day of September, 2019.

Ann Dailley
Notary Public
Commission Expires: 5-17-22



20190918000342880 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
09/18/2019 11:50:55 AM 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 Debra Jean Gilmore King
Mailing Address Dorothy Anne Gilmore
Sarah Ruth Butler

Grantee's Name Lynnekeesha Gilmore Evans

Mailing Address 300 Lone Park Trail
Maylene, AL 35114

Property Address 290 David Hawkins Street
Montevallo, AL 35115

Date of Sale 09/18/2019

Total Purchase Price \$

or

Actual Value \$ 12,000.00

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



20190918000342880 3/3 \$40.00
Shelby Cnty Judge of Probate, AL
09/18/2019 11:50:55 AM FILED/CERT

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 9-18-19

Print

Cassy L. Dailey

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1