

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR AND ZERO CENTS(\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Jimmie Ruth Watts**, a single woman hereby remises, releases, quit claims, grants, sells, and conveys to **Janet Denise Eddleman and Alan Gary Watts** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:


Lot no. 3 in Allendale Subdivision, according to map of said subdivision, which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 78.

The purpose of this deed is to terminate the Life Estate held by Jimmie Ruth Watts as shown in deed recorded in Instrument No. 20110511000142210, corrective deed recorded in Instrument No. 201112006000366490 and corrective warranty deed recorded in Instrument No. 20111208000371140 Probate Office Shelby County, Alabama.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 2 day of January, 2020.


20200116000021540 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
01/16/2020 08:56:06 AM FILED/CERT

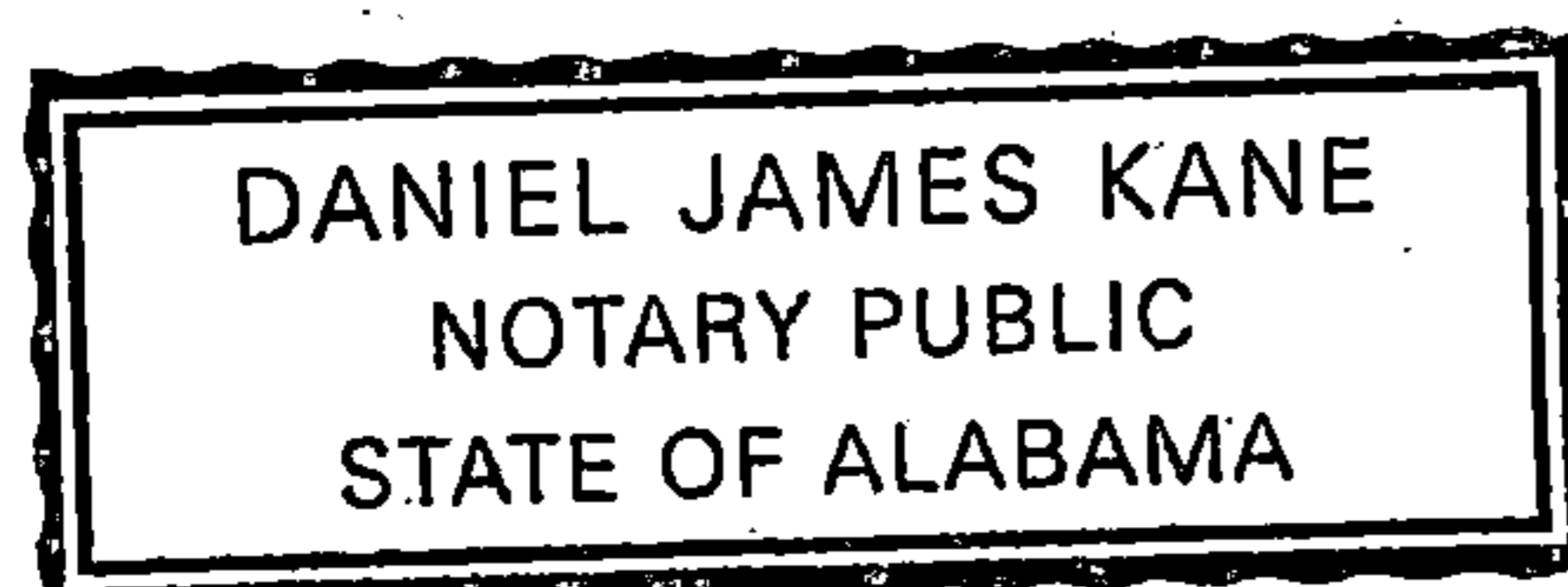

Jimmie Ruth Watts


Shelby County, AL 01/16/2020
State of Alabama
Deed Tax:\$10.00

STATE OF ALABAMA
COUNTY OF Jefferson

I, Daniel James Kane, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jimmie Ruth Watts**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of JANUARY, 2020.




Notary Public
My Commission Expires: August 26, 2023

Real Estate Sales Validation Form

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

Grantor's Name Jimmie Ruth Watts
Mailing Address _____

Grantee's Name Alan Gary Watts
Mailing Address _____

Property Address 207 Pamela Drive
Calera, AL

Date of Sale Jan. 2, 2020
Total Purchase Price \$ 10,000
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 Terminate life estate

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 _____

Print Mike Atchison

Sign Mike Atchison

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200116000021540 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
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fied by)

Form RT-1