

Prepared By

Name: Audra C Edwards

Address: 130 Hwy 217

Brierfield

State: AL Zip Code: 35035

After Recording Return To

Name: Lesslie W. Edwards

Address: 43 Hwy 139

Brierfield

State: AL Zip Code: 35035

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
Zero dollars (divorce settlement) (\$0) in hand paid to the
undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby quit
claim and convey to Lesslie W Edwards, a owner, residing
at 43 Hwy 139, County of Shelby, City of Brierfield,
State of Alabama (hereinafter called GRANTEE) all the rights, title, interest,
and claim in or to the following described real estate, situated in
Shelby County, Alabama, to-wit:

Parcel number 36 4 20 0 000 003.002 5.17 acres S: 20 T: 24N R: 12E

BEG NW COR SEC 20 S671.09 E336.57 N676.98 W330.15 TO POB

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,
lien, equity and claim whatsoever for the said first party, either in law or equity, to the
only proper use, benefit and behoof of the said second party forever.

Audra C Edwards

Grantor's Signature

Audra C Edwards

Grantor's Name

130 Hwy 217

Address

Brierfield, AL 35035

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Jennifer Lewis

Witness's Signature

Jennifer Lewis

Witness's Name

740 Main St

Address

Montevallo, AL 35115

City, State & Zip

Witness's Signature

Witness's Name

Address

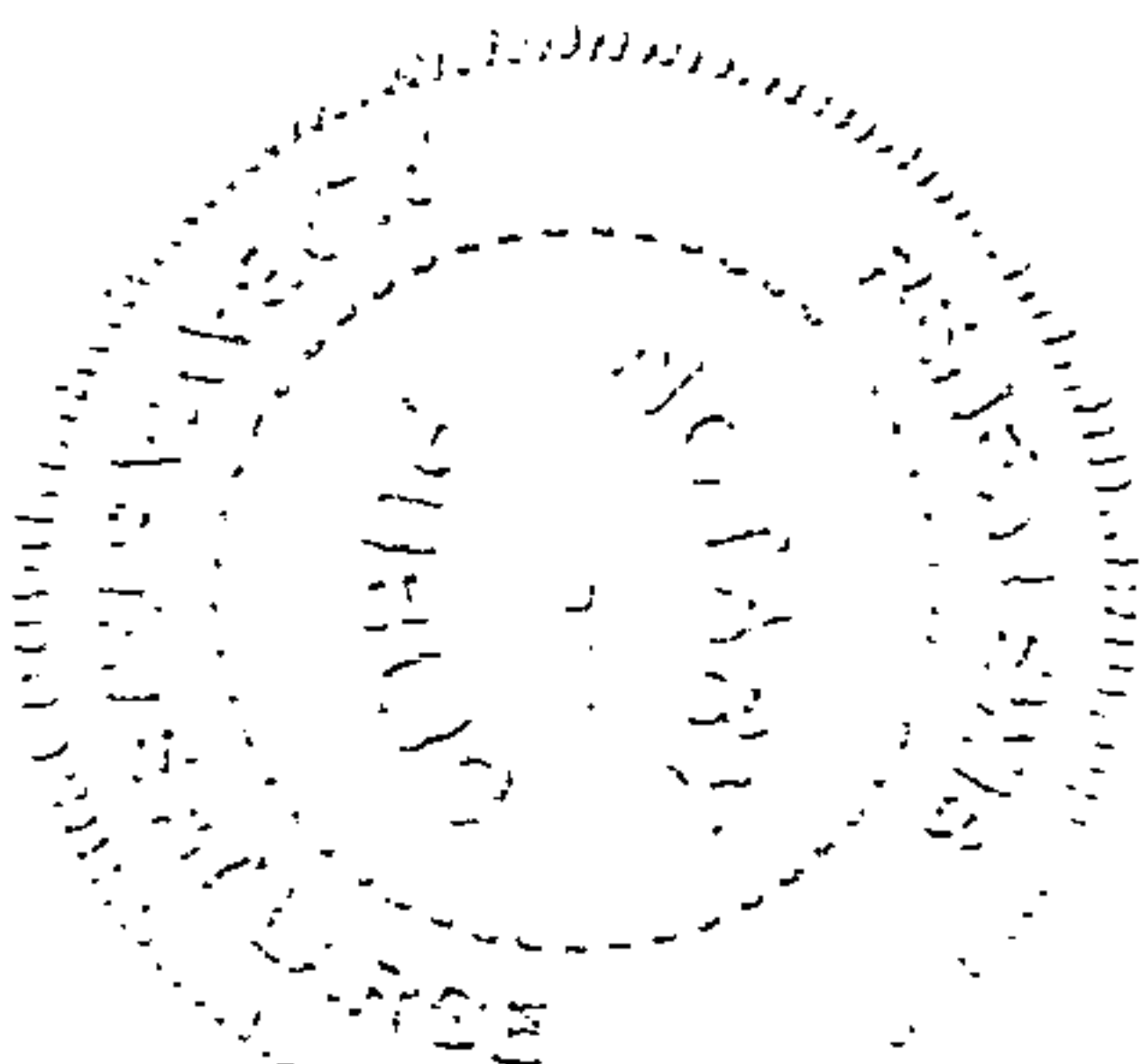
City, State & Zip

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Audra C Edwards whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of January, 2017.



Renea Lewis

Notary Public

My Commission Expires: August 15, 2020

Real Estate Sales Validation Form

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

Grantor's Name Audra C Edwards
Mailing Address 130 Hwy 217
Brierfield AL
35035

Grantee's Name Lesslie W Edwards
Mailing Address 43 Hwy 139
Brierfield AL
35035

Property Address 43 Hwy 139
Brierfield AL
35035

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ \$115070.00

Shelby County, AL 02/10/2020
State of Alabama
Deed Tax: \$58.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 2/10/20

Print Lesslie W Edwards

Unattested

Sign Lesslie W Edwards

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200210000052920 3/3 \$86.00
Shelby Cnty Judge of Probate, AL
02/10/2020 09:21:42 AM FILED/CERT