

20200309000091150 1/2 \$145.00
Shelby Cnty Judge of Probate, AL
03/09/2020 09:48:01 AM FILED/CERT

Recording Information Only Above This Line

This instrument prepared by:

A. Scott Roebuck
1722 2nd Avenue North
Bessemer, Alabama 35020

Send Tax Notice To:

Lonnie Keith Hyde
7416 Wyndham Parkway
Helena, Alabama 35080

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **Five Hundred Dollars (\$500.00) and other good and valuable consideration** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Marvin Lee Hyde, a married man, whose mailing address is 4517 Highway 22, Montevallo, Alabama, 35115, (herein referred to as Grantor) does hereby remise, release and quit claim unto Lonnie Keith Hyde, a single man, whose mailing address is 7416 Wyndham Parkway, Helena, Alabama 35080, (hereinafter referred to as Grantee), all my right, title, interest and claim in and to the following-described real estate, the address of which is 7416 Wyndham Parkway, Helena, Alabama 35080, situated in Shelby County, Alabama, to-wit:

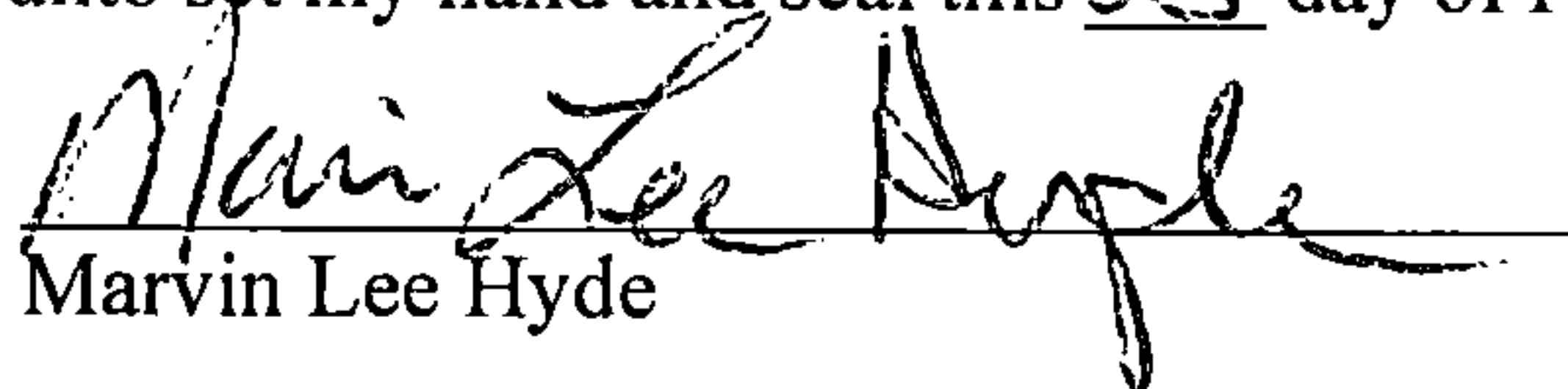
Lot 220, according to the Map and Survey of Wyndham-Wilkerson Sector, Phase II, as recorded in Map Book 23, Page 117, in the Probate Office of Shelby County, Alabama.
SOURCE OF TITLE: INSTRUMENT #20090203000033380

This parcel does not constitute the homestead of the Grantor nor that of his spouse.

This deed prepared without the benefit of a title search or a survey.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of February 2020.

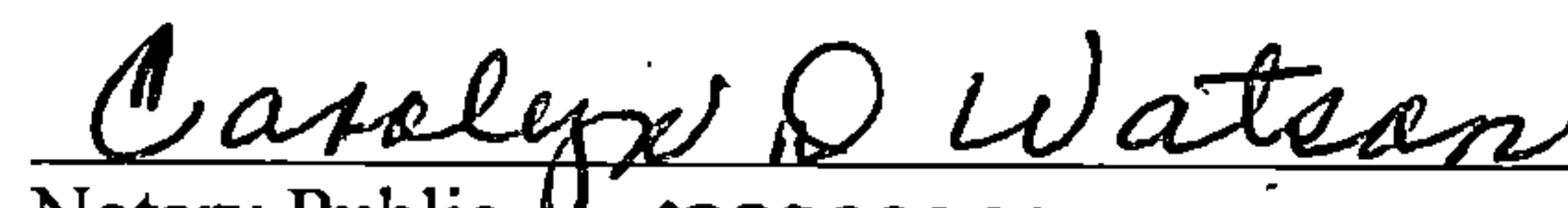

Marvin Lee Hyde

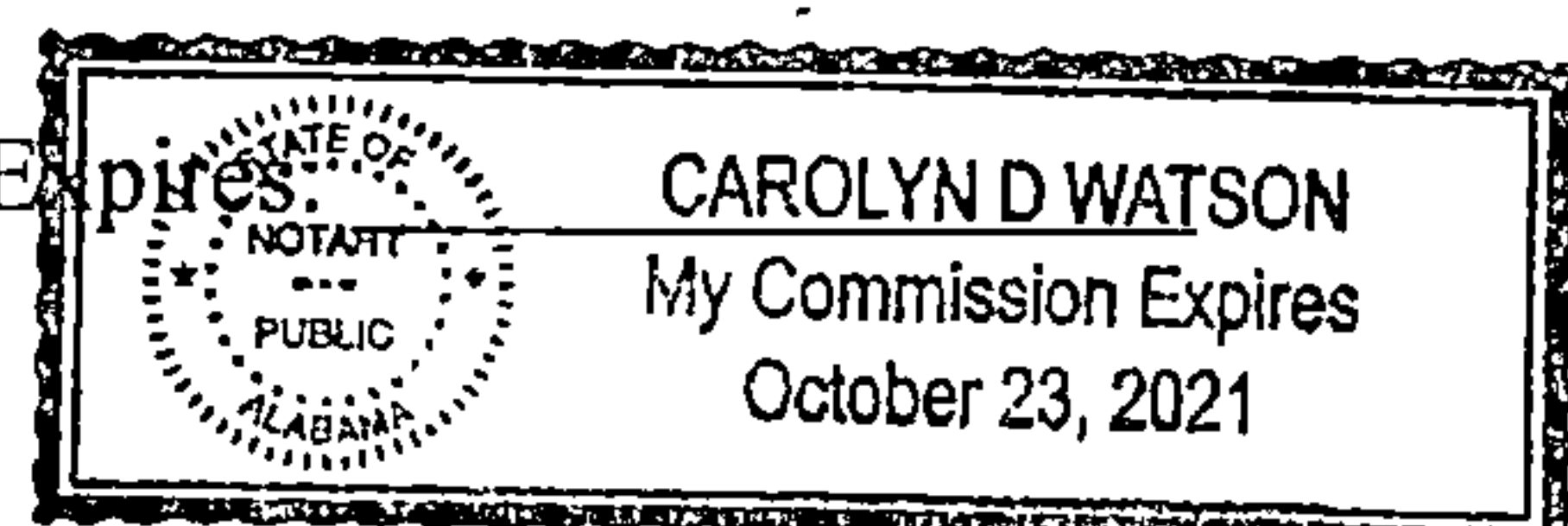
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marvin Lee Hyde, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of February 2020.

(SEAL)


Notary Public
My Commission Expires



Real Estate Sales Validation Form

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

Grantor's Name MARVIN LEE HYDE
Mailing Address 4517 Hwy 22
Montevallo AL
35115

Grantee's Name LONNIE K HYDE
Mailing Address 7416 Wyndham Pkwy
HELENA AL 35080

Property Address 7416 Wyndham Pkwy
HELENA AL 35080

Date of Sale _____
Total Purchase Price \$ _____

Shelby County, AL 03/09/2020
State of Alabama
Deed Tax: \$120.00

or
Actual Value \$ 120,000.

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 _____

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 3-9-2020

Print LONNIE KEITH HYDE

Unattested

Sign

Lonnie Keith Hyde
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

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Form RT-1