

This instrument was prepared by:  
(Name) Joseph E. Walden, Attorney at Law  
Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) Bettye M. Jones  
(Address) P.O. Box 705  
Alabaster, AL 35007

**QUITCLAIM DEED**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of One Dollar and .00/100s (\$1.00) DOLLARS in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Cecil Jones, a married man

Hereby remises, releases, quit claims, and conveys to

Betty Jones, a.k.a. Bettye M. Jones

(herein referred to as **GRANTEE**), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 36, Township 20 South, Range 3 West and thence run South 1 deg. 14 min. 10 sec. West along the West line thereof 1335.74 feet; thence run south 86 deg. 49 min. 31 sec. East for 208.00 feet to the point of beginning; thence continue along the last described course 208.00 feet; thence run North 1 deg. 14 min. 10 sec. East for 104.97 feet to the center of a 20 foot easement; thence run North 86 deg. 49 min. 18 sec. West along the center of said easement for 208.00 feet; thence run South 1 deg. 14 min. 10 sec. West for 104.99 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way, reservations, limitations, covenants and encumbrances of record.  
Subject to applicable zoning and subdivision regulations.  
Subject to mineral and mining rights, if any.

The foregoing conveyance is pursuant to a decree of divorce dated March 13, 2001.  
None of the herein conveyed property constitutes the homestead property of the grantor, Cecil Jones.  
This Deed prepared without benefit of title abstract or examination at grantee's grantor's request.  
This deed prepared without benefit of survey at grantor's request.

**TO HAVE AND TO HOLD**, to said **GRANTEE**, forever.

Given under my hand and seal, this 9<sup>th</sup> day of March, 2020.

Shelby County, AL 03/10/2020  
State of Alabama  
Deed Tax: \$46.00

WITNESSES:

✓ Cecil Jones (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

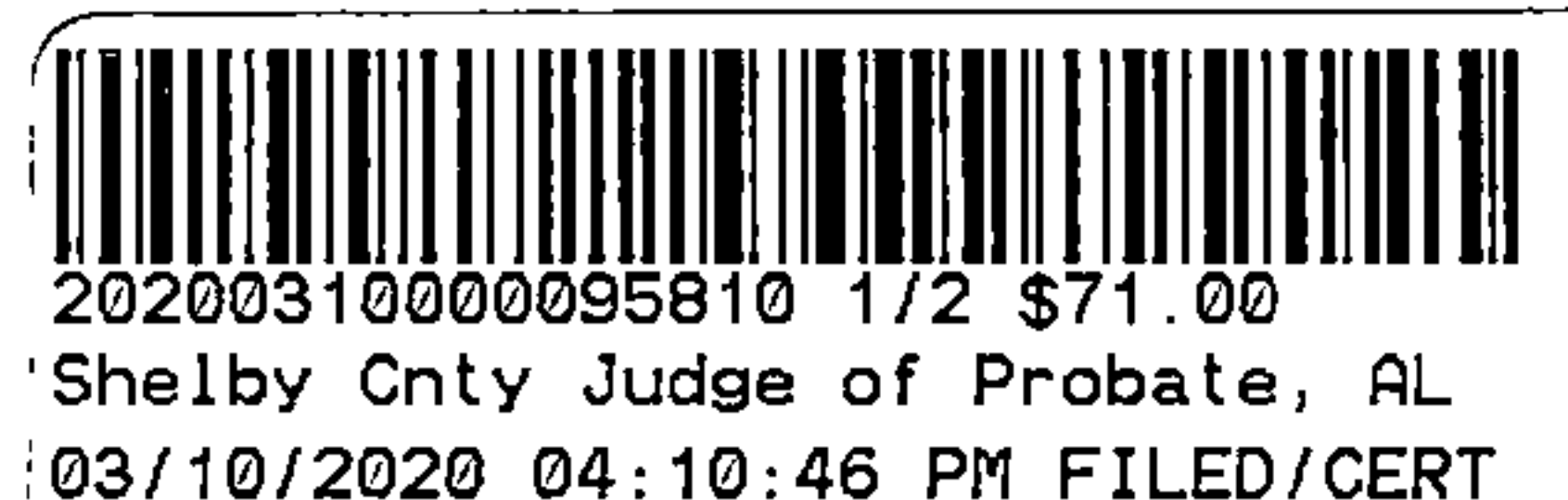
STATE OF ALABAMA  
SHELBY COUNTY

I, Laure A. Walden, a Notary Public in and for said County, in said State, hereby certify that Cecil Jones, whose name(s) is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of March, 2020.

Laure A. Walden  
Notary Public

**My Commission Expires:**  
My Commission Expires **July 7, 2021**





# Real Estate Sales Validation Form

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

20200310000095810 2/2 \$71.00  
Shelby Cnty Judge of Probate, AL  
03/10/2020 04:10:46 PM FILED/CERT

Grantor's Name Cecil Jones  
Mailing Address P.O. Box 667  
Alabaster, AL 35007

Grantee's Name Bettye M. Jones  
Mailing Address P.O. Box 705  
Alabaster, AL 35007

Property Address 89 Bare Tree Dr.  
Alabaster, AL  
35007

Date of Sale 3/9/2020  
Total Purchase Price \$ 1.00  
or  
Actual Value \$ pursuant to divorce decree  
of 2001

or  
Assessor's Market Value \$ 91,300 1/2 = 45,650

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 3/10/2020

Print Bettye M Jones

Unattested

Sign

Bettye M Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1