

20200408000137410
04/08/2020 11:01:31 AM
QCDEED 1/2

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

After recording, return to:
Margaret Doss
3396 Hwy 20
Madison AL 35040

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, Debra Frye, a married woman, Janice Smith, a single woman and Russell Compton, a married man, hereby remises, releases, quit claims, grants, sells, and conveys to **Margaret Doss** (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 1, as shown on Map of Compton's Acres as recorded in Map Book 51, Page 33, in the Probate Office of Shelby County, Alabama.

The above described property constitutes no part of the homestead of the Grantor or their spouses, if any.

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 20th day of March, 2020.

Debra Frye
Debra Frye
Russell Compton
Russell Compton

Janice Smith
Janice Smith

STATE OF ALABAMA
COUNTY OF Shelby

I, Laurn Kate Horton, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Debra Frye, 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 20th day of March, 2020.

Laurn Kate Horton
Notary Public
My Commission Expires: 11/16/2022

STATE OF ALABAMA
COUNTY OF Shelby

I, Laurn Kate Horton, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Janice Smith, 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 20th day of March, 2020.

Laurn Kate Horton
Notary Public
My Commission Expires: 11/16/2022

STATE OF ALABAMA
COUNTY OF Shelby

I, Laurn Kate Horton, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Russell Compton, 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 20th day of March, 2020.

Laurn Kate Horton
Notary Public
My Commission Expires: 11/16/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2020 11:01:31 AM
\$31.00 MIST
20200408000137410

20200408000137410 04/08/2020 11:01:31 AM QCDEED 2/2

Allen S. Bayl
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 Frye
Mailing Address _____

Grantee's Name Margaret Doss
Mailing Address 3398 Hwy 20
Calera AL 35040

Property Address 3334 Hwy 20
Calera AL 35051

Date of Sale 3-20-2020
Total Purchase Price \$ _____

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 To Clear Title

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 T. Atchison

Unattested _____

(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1