

THIS INSTRUMENT WAS PREPARED BY:
Bruce Jones
2765 Highway 51 Wilsonville, AL USA

SEND TAX NOTICE TO:
Bruce Jones
2765 Highway 51, Wilsonville, AL 35186,
USA

Quitclaim Deed

STATE OF ALABAMA
COUNTY OF Shelby
DATE: April 22, 2020

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$1.00, the receipt of which is hereby acknowledged, the undersigned Bruce Jones, not married, of 2765 Highway 51, Wilsonville, AL 35186, USA, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto Rae Lynn Jones Dodson, married, of 135 Shallow Creek Rd, Wilsonville, AL 35186, USA, and Bruce Jones, not married, of 2765 Highway 51, Wilsonville, AL 35186, USA, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County County, Alabama:

E1/2 OF S1/2 OF S1/2 OF NE1/4 OF SW1/4 SEC10 T20S R1E LESS ROW OF
PUBLIC RD.

Shelby County, AL 05/01/2020
State of Alabama
Deed Tax:\$117.50


20200501000172350 1/4 \$148.50
Shelby Cnty Judge of Probate, AL
05/01/2020 02:48:31 PM FILED/CERT

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

Andy R Dodson

Signature

Andy R Dodson

Name

Bruce Jones
Bruce Jones



20200501000172350 2/4 \$148.50
Shelby Cnty Judge of Probate, AL
05/01/2020 02:48:31 PM FILED/CERT

Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby

I G. Gail M, a Notary Public in and for said County and State, hereby certify that Bruce Jones, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 22 day of April, 2020.

G. Gail M

Notary Public for the State of Alabama


20200501000172350 3/4 \$148.50
Shelby Cnty Judge of Probate, AL
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My commission expires: 7-20-21



Real Estate Sales Validation Form

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

Grantor's Name Bruce Jones
Mailing Address 2765 Highway 51
Wilsonville, AL 35186

Grantee's Name Rae Lynn Jones Dodson
Mailing Address 135 Shadow Creek Rd
Wilsonville, AL 35186

Property Address 2765 Highway 51
Wilsonville, AL 35186

Date of Sale 4-22-20

Total Purchase Price \$ 1.00

or

Actual Value \$ 234,540.00 - 1/2 =

or

Assessor's Market Value \$ 23,460.00 11,210



20200501000172350 4/4 \$148.50
Shelby Cnty Judge of Probate, AL
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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 Board of Equalization Notice
\$ A quitclaim to be executed.

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 4-22-20

Print Bruce Jones

Unattested

Sign

Bruce Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Check # 5632 Attached # 14550

Form RT-1