

THIS INSTRUMENT PREPARED BY:  
KATHERINE H. WATKINS  
BOARDMAN, CARR, PETELOS,  
WATKINS & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

Send Tax Notice to Grantee.  
GRANTEE'S ADDRESS:  
Joan Chandler  
1084 Highland Village Trail  
Birmingham, Alabama 35242

STATE OF ALABAMA        )  
SHELBY COUNTY         )        **QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned GRANTOR, **Russell Rasco**, a married individual, (hereinafter referred to as GRANTOR), whose address is 105 Pine Tree Circle, Columbiana, Alabama 35051, hereby releases, quit claims, grants, sells and conveys unto the GRANTEE, **Joan Chandler**, (hereinafter referred to as GRANTEE), whose address is 1084 Highland Village Trail, Birmingham, Alabama 35242, all of his right, title, interest and claim in or to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

All that part of the North 1/2 of the NW 1/4 of the NE 1/4 of Section 21, Township 20, Range 1 East, which lies West of the center line of the dirt road which crosses said North 1/2 of NW 1/4 of NE 1/4 running in a North-South direction. The property herein described contains ten acres, more or less. Being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Subject property does not constitute the homestead of Russell Rasco or his spouse, as defined by the Code of Alabama.

This deed is given pursuant to remove Russell Rasco from title as set out in that certain deed dated May 15, 2001, and recorded in Instrument 20020430000202880 in the Probate Office of Shelby County, Alabama..

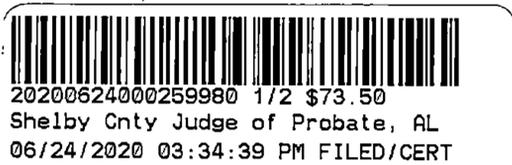
**Note: The preparer of this deed has not researched the title to subject property.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

IN WITNESS WHEREOF, said GRANTOR, **Russell Rasco**, has hereunto set his hand and seal this the 24 day of June, 2020.

  
\_\_\_\_\_  
Russell Rasco

STATE OF ALABAMA        )  
COUNTY OF SHELBY     )



Shelby County, AL 06/24/2020  
State of Alabama  
Deed Tax: \$48.50

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Russell Rasco, a married individual, whose name 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24<sup>th</sup> day of June, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 8/18/20



**Real Estate Sales Validation Form**

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

Grantor's Name Russell Rasco  
Mailing Address 105 Pine Tree Circle  
Columbiana, AL 35051

Grantee's Name Joan Chandler  
Mailing Address 10804 Highland Village Trail  
Birmingham, AL 35242

Property Address Acreage in Wilsonville, AL

Date of Sale June 24, 2020

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 96,950.00 x 1/2 = 48,475.00



20200624000259980 2/2 \$73.50  
Shelby Cnty Judge of Probate, AL  
06/24/2020 03:34:39 PM FILED/CERT

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 Tax Assessor's Market Value

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 6-24-2020

Print Joan Chandler

Sign Joan Chandler  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)