

Send Tax Notice to:
Sebrina A. McNeil
P O Box 497
Montevallo, AL 35115

STATE OF ALABAMA

SHELBY COUNTY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of \$500.00 love and affection and other good and valuable considerations in hand paid to **Recardi Nelson as Trustee of the Leona Hayes Testamentary Trust** hereinafter called "**Grantor**," by **Sebrina A. McNeil** hereinafter called "**Grantee**" the receipt of which is hereby acknowledged, the said Grantor does by these presents quitclaim unto the said GRANTEE all of the GRANTOR'S rights, title and interest, if any, the following described real estate in, situated in **Shelby County, Alabama**, to-wit:

Lot 7 Block 2 Map of Aldmont MB 3 PG 3, including begin at the SE corner of Lot 8 Block 2 Map of Aldmont along the boundary of Gilmore Nick Circle, south 30' (s), thence West 196' to a point, thence North to the to Southwest corner of Lot 6 Block 2, thence 190' East to the point of beginning. Being a part of SE ¼ of NW ¼ and the SW ¼ of NE ¼ of Section 20, Township 22 South, Range 3 West. Being a part of Parcel #274202001062

LESS AND EXCEPT, deeds recorded previously in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the Grantor.

To have and to hold to said Grantee forever, given under my hand and seal this the 19th day of June 2020.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 19th day of June 2020.



20200626000262980 1/3 \$66.00
Shelby Cnty Judge of Probate, AL
06/26/2020 12:43:17 PM FILED/CERT

Shelby County, AL 06/26/2020
State of Alabama
Deed Tax: \$38.00

Recardi Nelson
Trustee of the Leona Hayes Testamentary Trust

**STATE OF ALABAMA
SHELBY COUNTY**

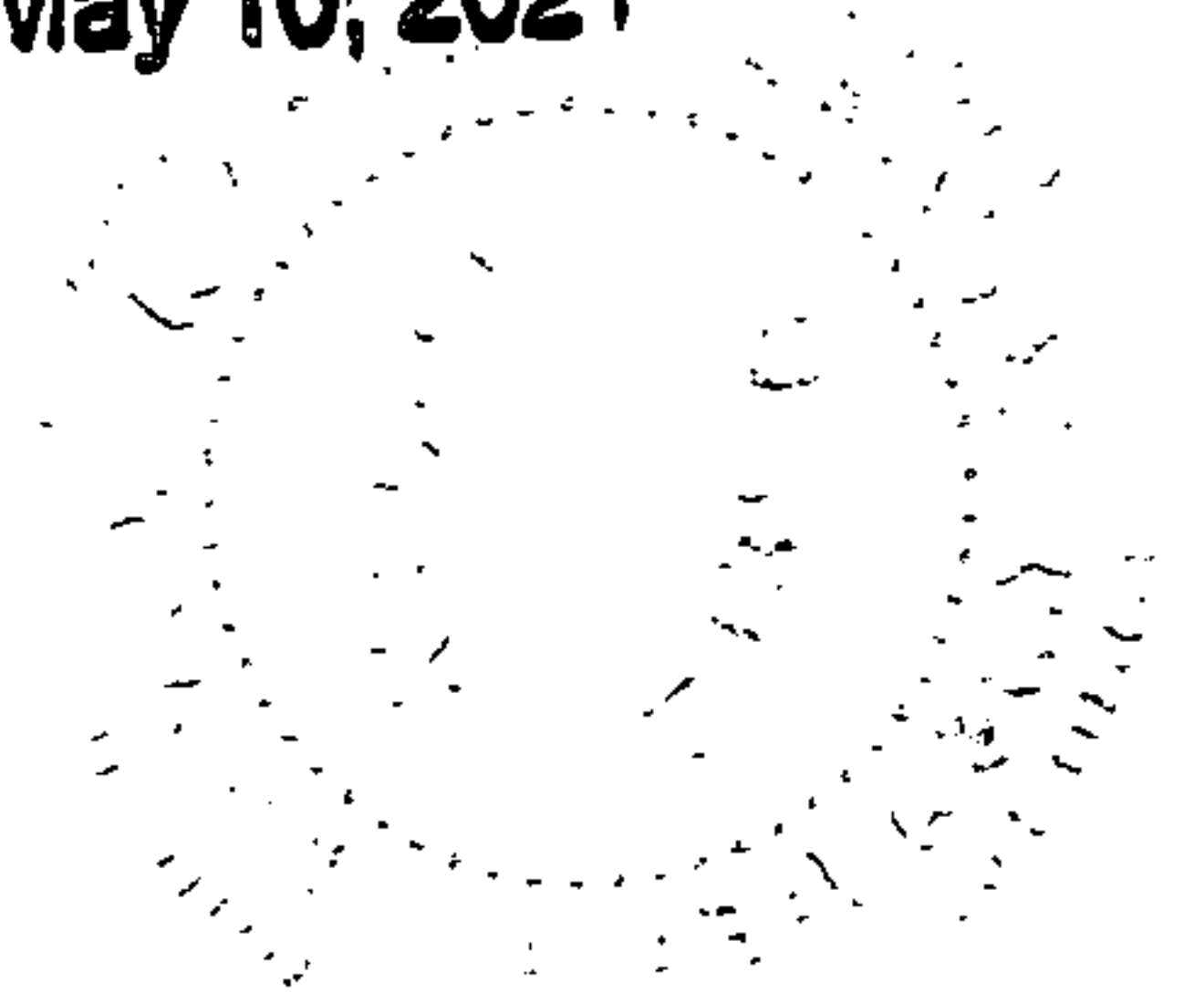
General Acknowledgment

I Maria Dawn Moore, a Notary Public in and for said County in said State, hereby certify that **Recardi Nelson, Trustee of the Leona Hayes Testamentary Trust**, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of June 2020.

Maria Dawn Moore

My Commission Expires May 10, 2021



20200626000262980 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
06/26/2020 12:43:17 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Reonda Nelson
Mailing Address 67 Hayes Cir
Montevallo, Ala
35115

Grantee's Name Sebrina McNeil Collins
Mailing Address P.O. Box 497
Montevallo, Ala
35115

Property Address 87 Gilmore/Nix Cir
Montevallo Ala
35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 37,640

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 _____

Print Sebrina McNeil Collins

Unattested

Sign

Sebrina McNeil Collins

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200626000262980 3/3 \$66.00
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