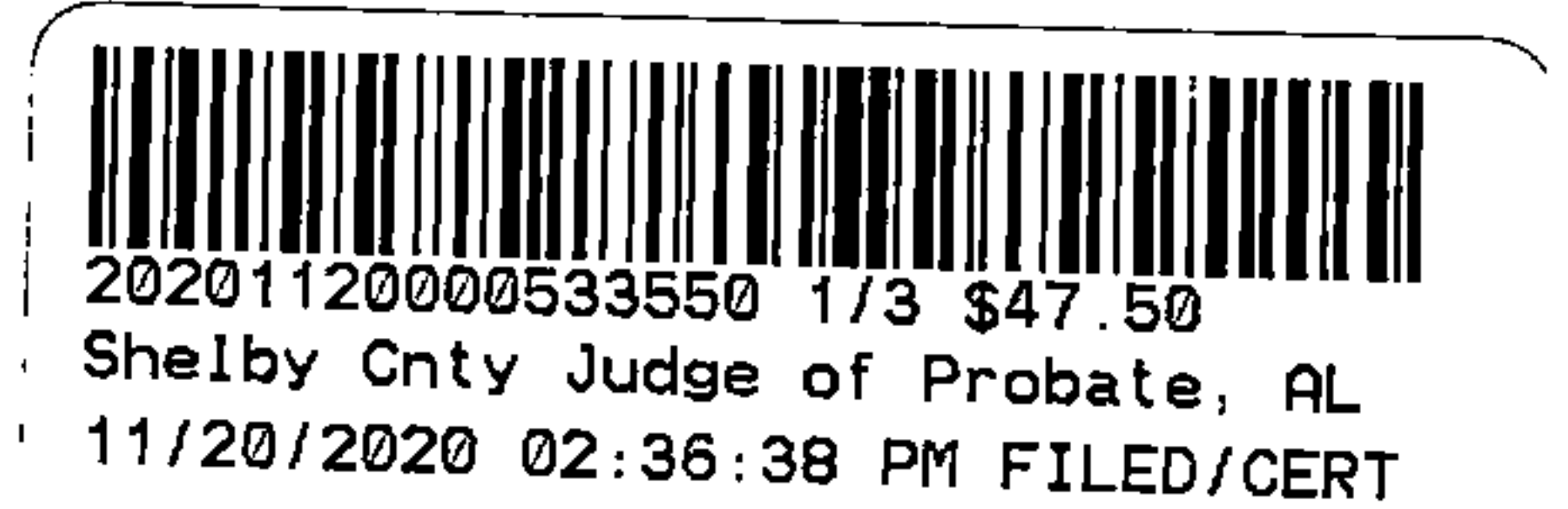


STATE OF ALABAMA
COUNTY OF SHELBY

Send tax notices to:
Donna Hawthorne
P. O. Box 494
Helena, AL 35080

QUIT CLAIM DEED



THIS INDENTURE, made between **ROSANNA DEVINER**, a widowed woman, hereinafter referred to as "GRANTOR" and **DONNA HAWTHORNE**, a married woman, hereinafter referred to as "GRANTEE".

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the GRANTOR, by said GRANTEE, the receipt whereof is hereby acknowledged, do remise, release, quit-claim, and convey to said GRANTEE, all her rights, title, interest and claim, in or to the following described real estate (or land), located and situated in the County of Shelby and the State of Alabama, to wit:

Lot 14 Blk C Liberty Heights Subdivision
Map Book 3 Map Page 26
SEC 15 Township 20S Range 3W
Parcel Number: 13 5 15 1 002 019.000

And

Real Property located near park off County Road 261 in Shelby County, Alabama described as follows:

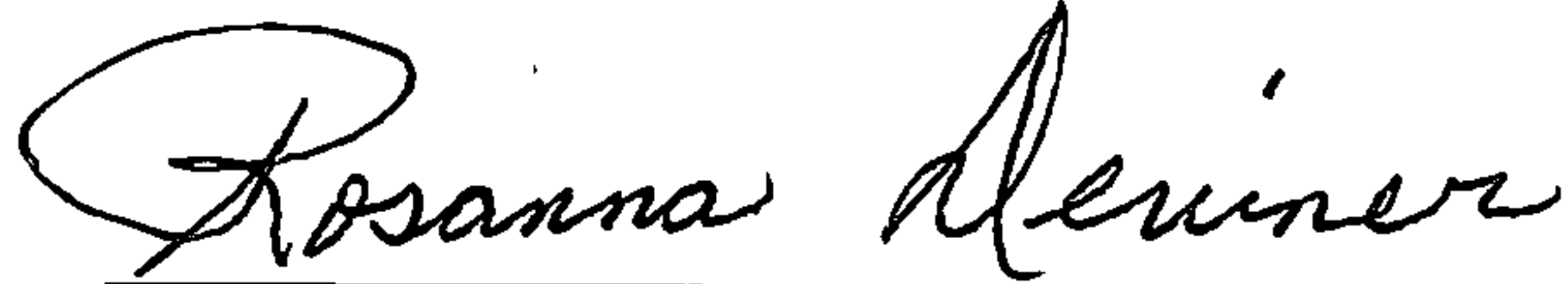
Commence at the NE Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15 Township 20 South Range 3 West, Thence West 152 feet to the point of beginning. Continue West 152 feet thence South to the North right of way of the AB and C Railway, thence easterly along said right of way 158 feet thence north 225 feet to POB. Located in S15 T20S R3W, Shelby County, Alabama.

This property is not the homestead of the Grantor.

Scrivener did not do title search.

To have and to hold unto the Grantees their heirs and assigns forever.

IN WITNESS WHEREOF, **ROSANNA DEVINER** has hereunto set her hand and seals on this document this the 16th day of November, 2020.

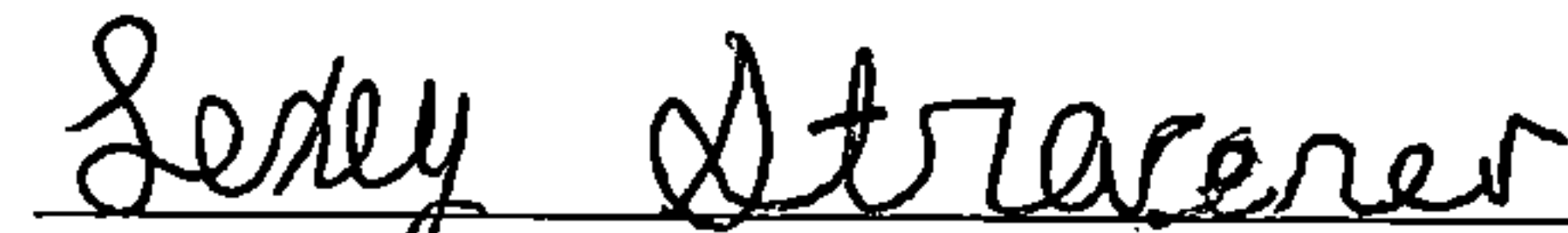

ROSANNA DEVINER
GRANTOR

STATE OF ALABAMA
COUNTY OF Jefferson

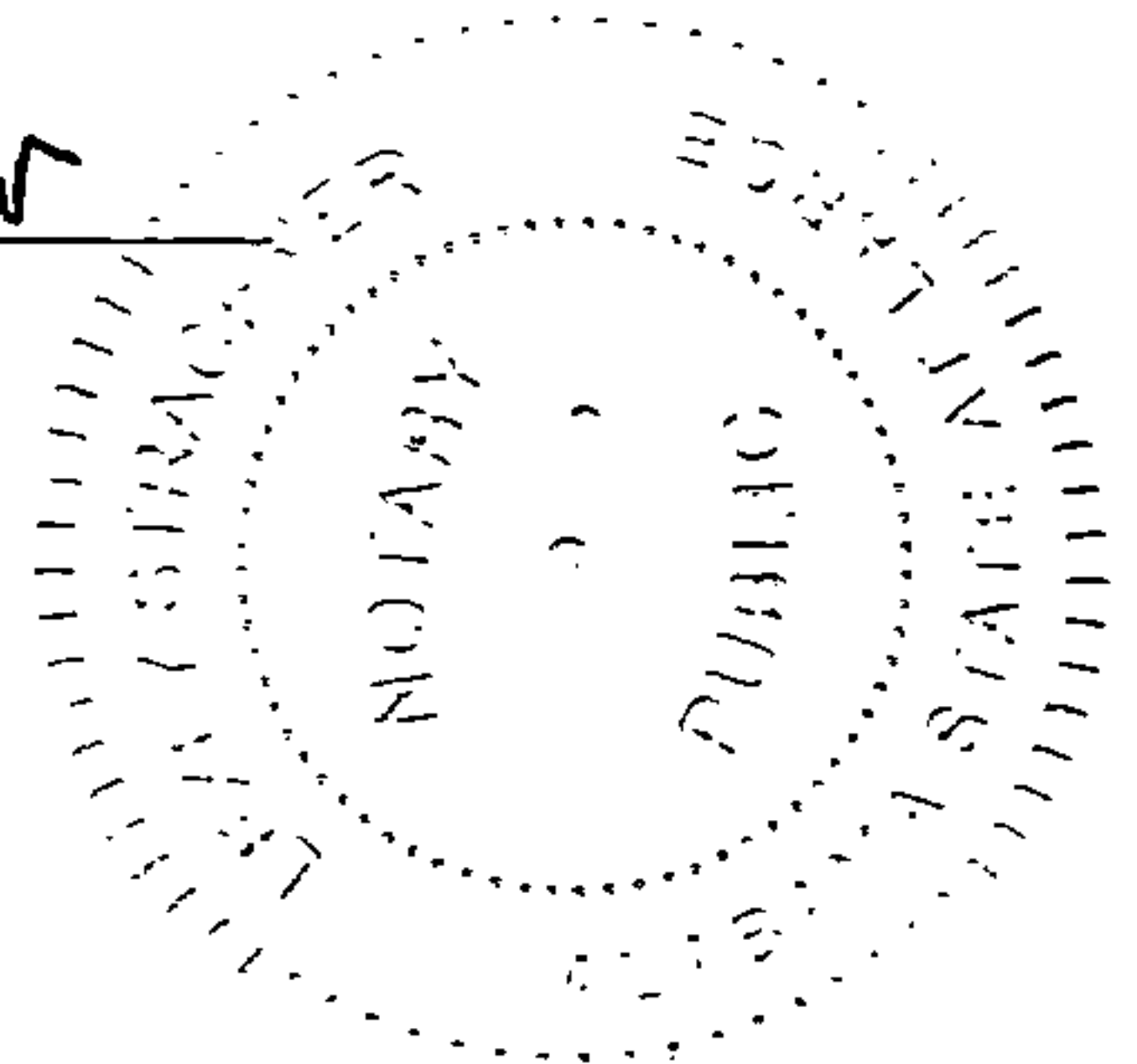

20201120000533550 2/3 \$47.50
Shelby Cnty Judge of Probate, AL
11/20/2020 02:36:38 PM FILED/CERT

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **ROSANNA DEVINER** as Grantor, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 16th day of November, 2020.


NOTARY PUBLIC

My Commission Expires
June 11, 2024



This instrument prepared by:
J. MATTHEW WILLIAMS
ANDERSON, WILLIAMS & FARROW, LLC
7515 HALCYON POINT DRIVE
MONTGOMERY, AL 36117

The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

Real Estate Sales Validation Form

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

Grantor's Name Rosanna Deviner Grantee's Name DONNA Hawthorne
Mailing Address 4643 ROSSER FARMS Pkwy Mailing Address P.O. BOX 494
BESSMER AL 35022 Helena AL 35080

Property Address Vacant Land
2 parcel

Date of Sale _____
Total Purchase Price \$ 19,020
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

Shelby County, AL 11/20/2020
State of Alabama
Deed Tax: \$19.50

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 11-20-20

Print

Sign

Rosanna Deviner

Rosanna Deviner

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



20201120000533550 3/3 \$47.50
Shelby Cnty Judge of Probate, AL
11/20/2020 02:36:38 PM FILED/CERT