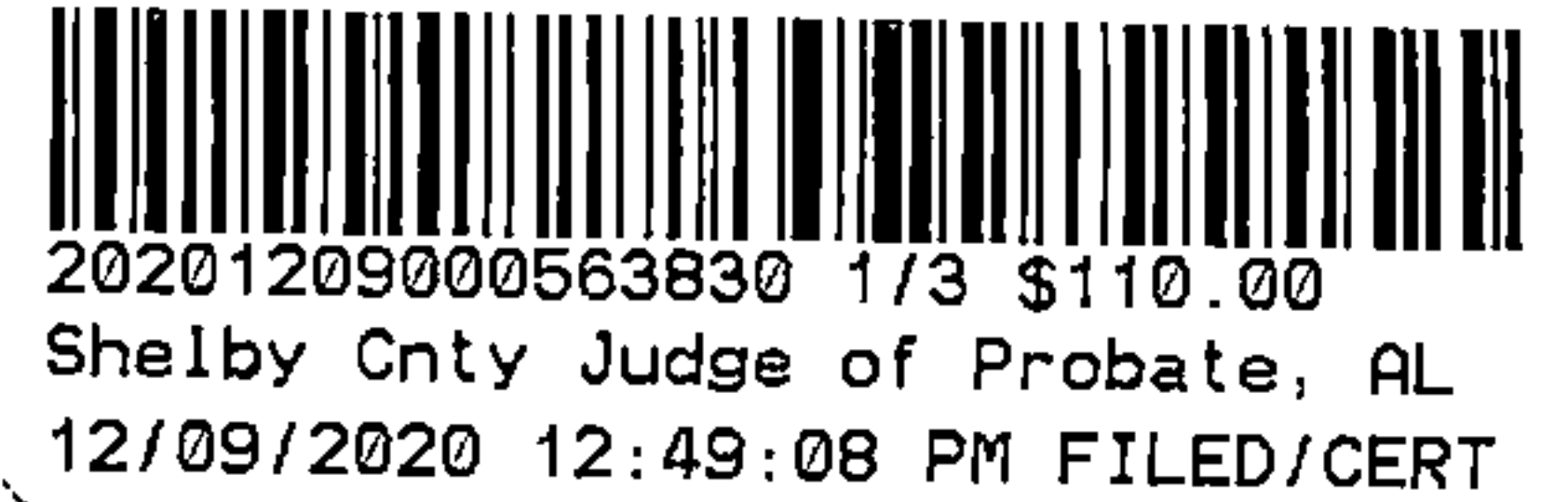


This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Eighty-One Thousand Six Hundred Ninety Dollars and 00/100 (\$ 81,690.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Jo Beth Hall, a married woman**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Sarah A. Nelson, f/k/a Sarah A. Nichols**, hereinafter known as the **GRANTEE**, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Two lots in Block 255, being Lots 5 and 6, according to Dunstan's Map of the Town of Calera, Alabama, recorded in the Probate Office of Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

The legal description herein was provided by the GRANTEE and was taken from that certain instrument recorded as Instrument # 20060920000457990, as recorded in the Shelby County Probate Office, and was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 07 day of DEC., 2020.

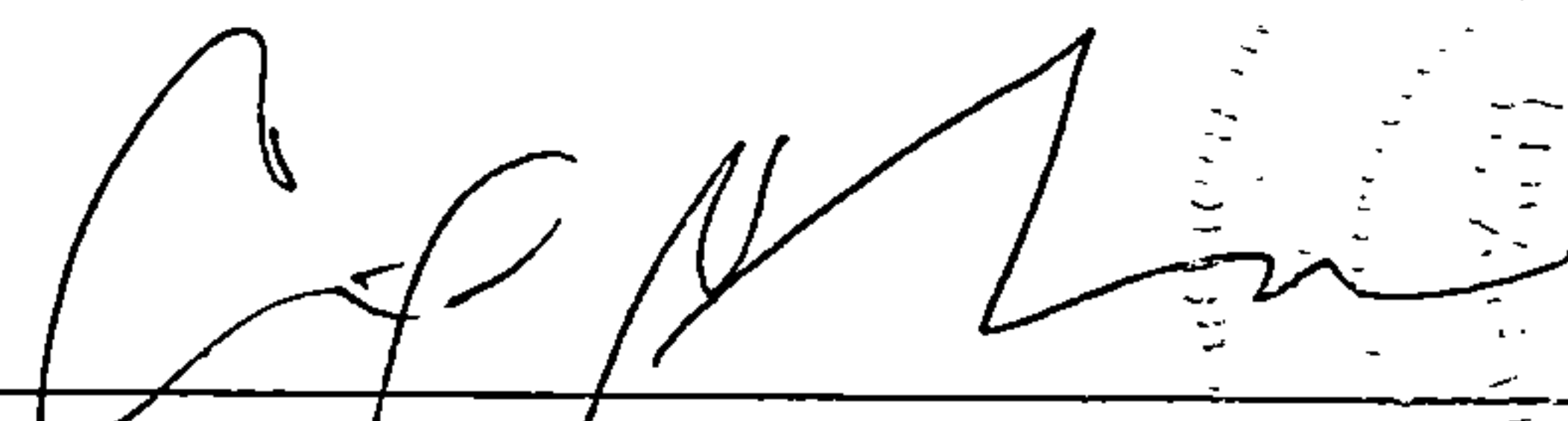

JO BETH HALL
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Jo Beth Hall*, 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 07 day of Dec., 2020.


NOTARY PUBLIC
My Commission Expires: 28 February, 2024

Closing did not occur in the
office of preparer.


20201209000563830 2/3 \$110.00
Shelby Cnty Judge of Probate, AL
12/09/2020 12:49:08 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
Mailing Address

Jo Beth Hall, et al
3839 Hwy - 20
CALERA, AL 35040

Grantee's Name
Mailing Address

Jo Beth Hall, et al
2130 16th St.
CALERA, AL 35040

Property Address

2130 16th St.
CALERA, AL 35040

Date of Sale

Total Purchase Price \$

12/7/2020

\$

or

Actual Value

\$

or

Assessor's Market Value \$

81,690.00

Shelby County, AL 12/09/2020
State of Alabama
Deed Tax: \$82.00

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 TRF 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 12/7/2020

Print Jo Beth Hall

Unattested

Sign

Jo Beth Hall

(Grantor/Grantee/Owner/Agent) circle one

ified by)



20201209000563830 3/3 \$110.00
Shelby Cnty Judge of Probate, AL
12/09/2020 12:49:08 PM FILED/CERT

Form RT-1