

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051



20210309000117030 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
03/09/2021 12:09:11 PM FILED/CERT

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

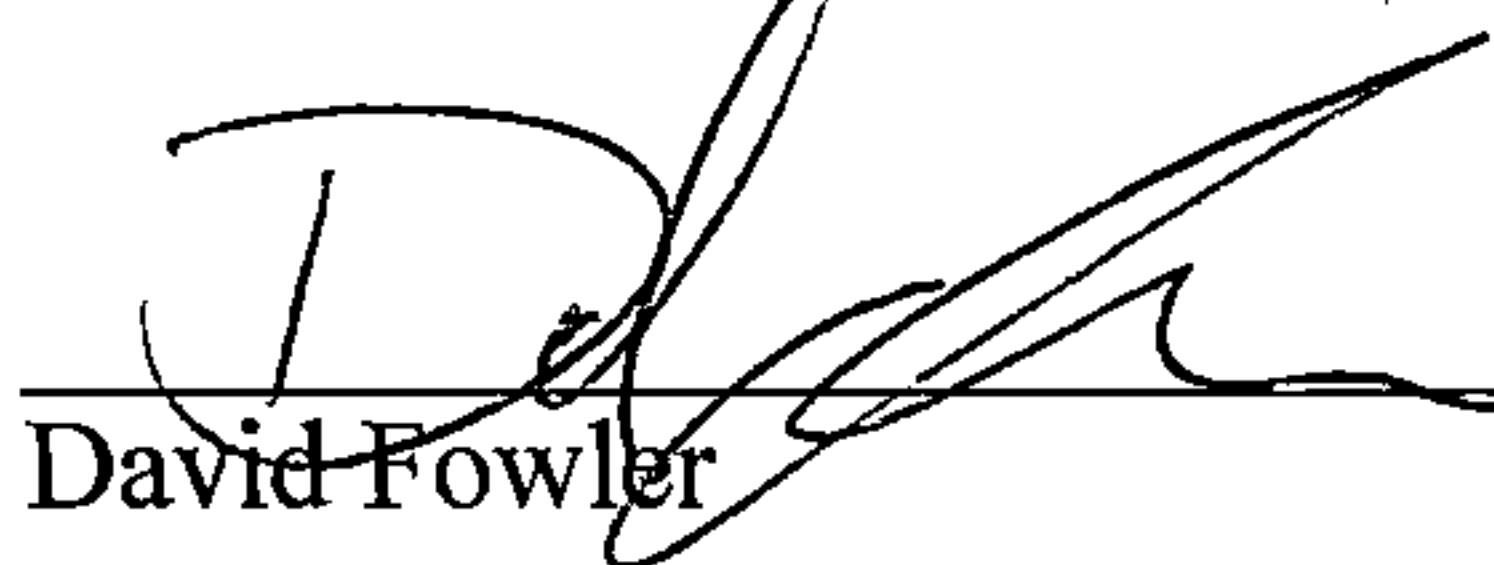
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to David Fowler, aka David F. Fowler Jr., and Virginia R. Fowler, fka Virginia R. Britt, husband and wife (hereinafter called GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Victoria Butera (hereinafter called GRANTEE) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

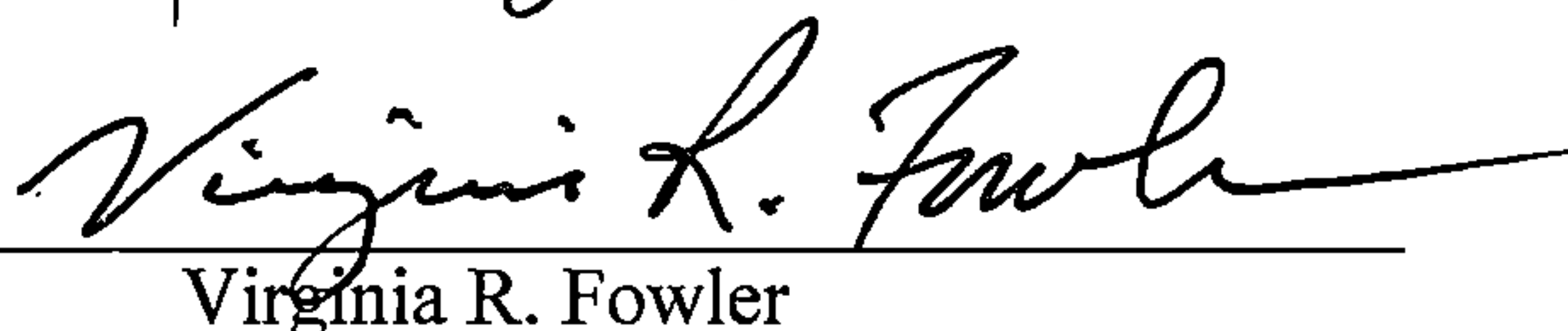
Lot 7, Block A, according to the survey of Riverview Subdivision, as recorded in Map Book 4, page 63, in the Probate Office of Shelby County, Alabama. Being the same property conveyed to GRANTOR in deed recorded in Real Book 229, page 675, in the Probate Office of Shelby County, Alabama.

This deed is executed in order to clear title.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 4 day of March, 2021.

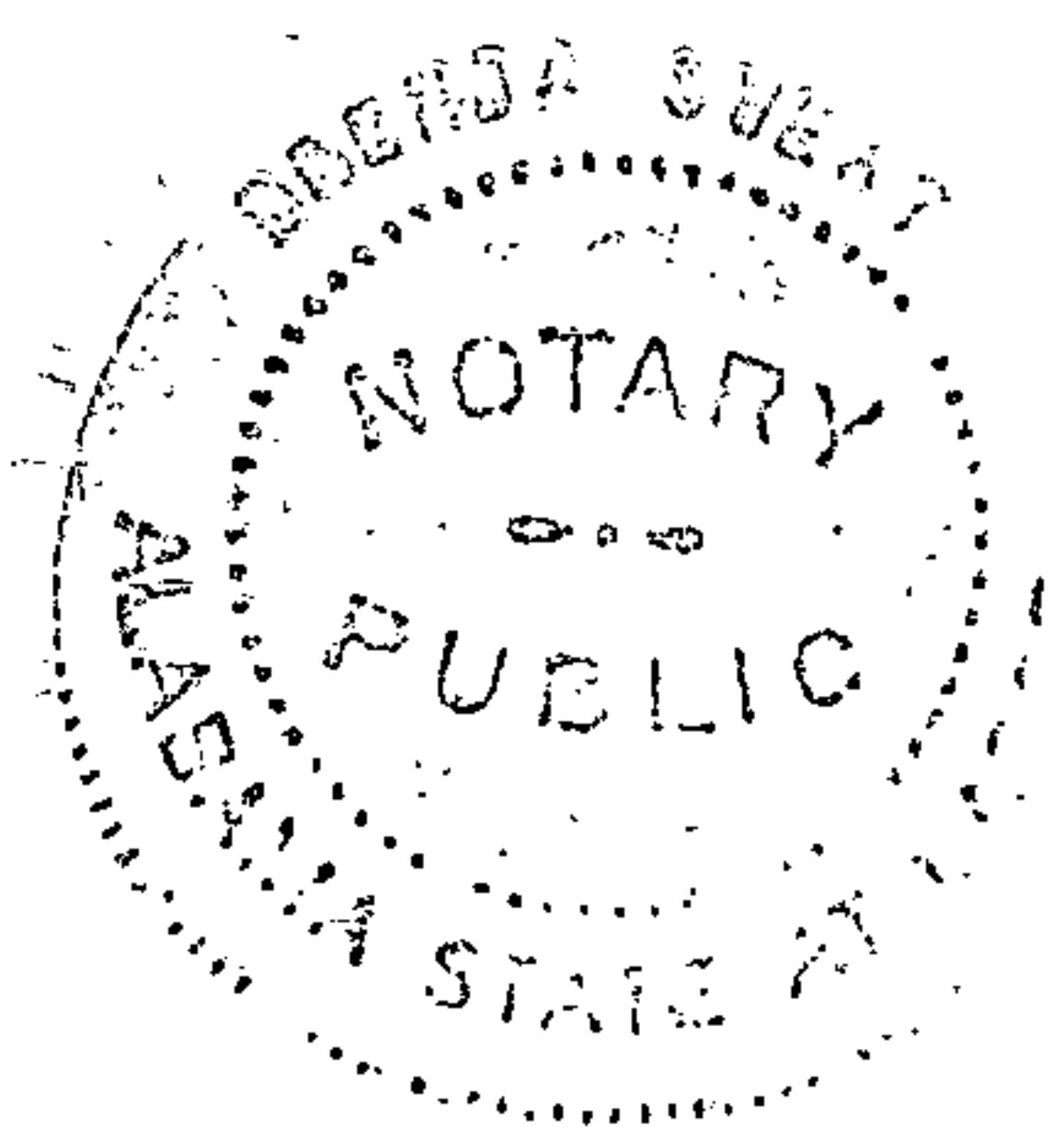

David Fowler

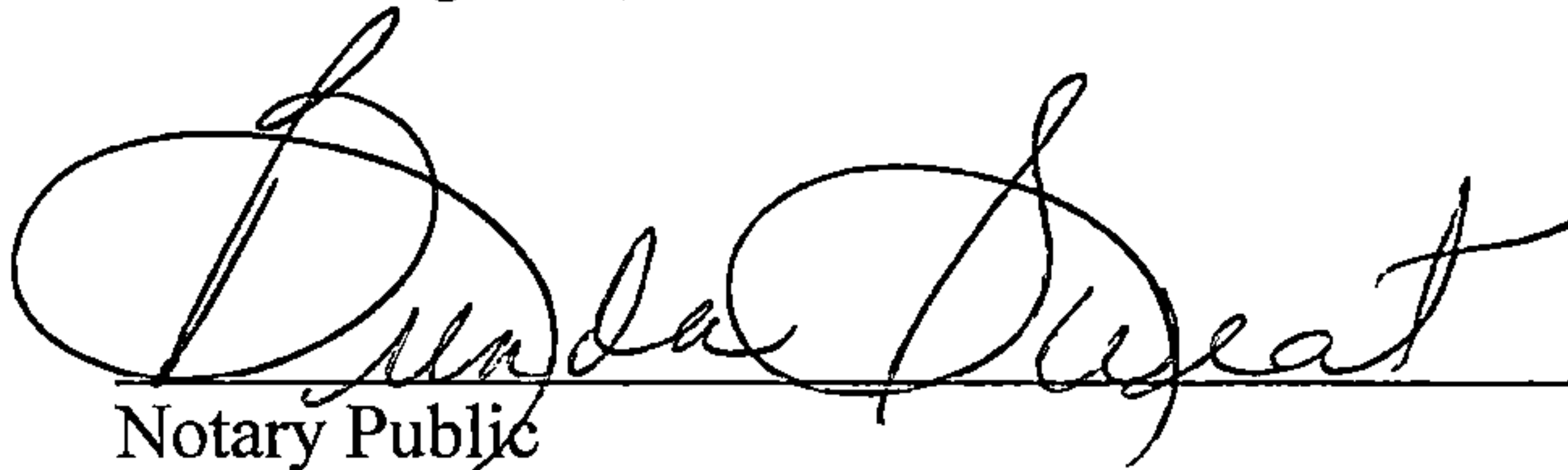

Virginia R. Fowler

STATE OF ALABAMA
COUNTY OF Marshall

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Fowler, 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 4 day of March, 2021.





Notary Public

My commission expires:

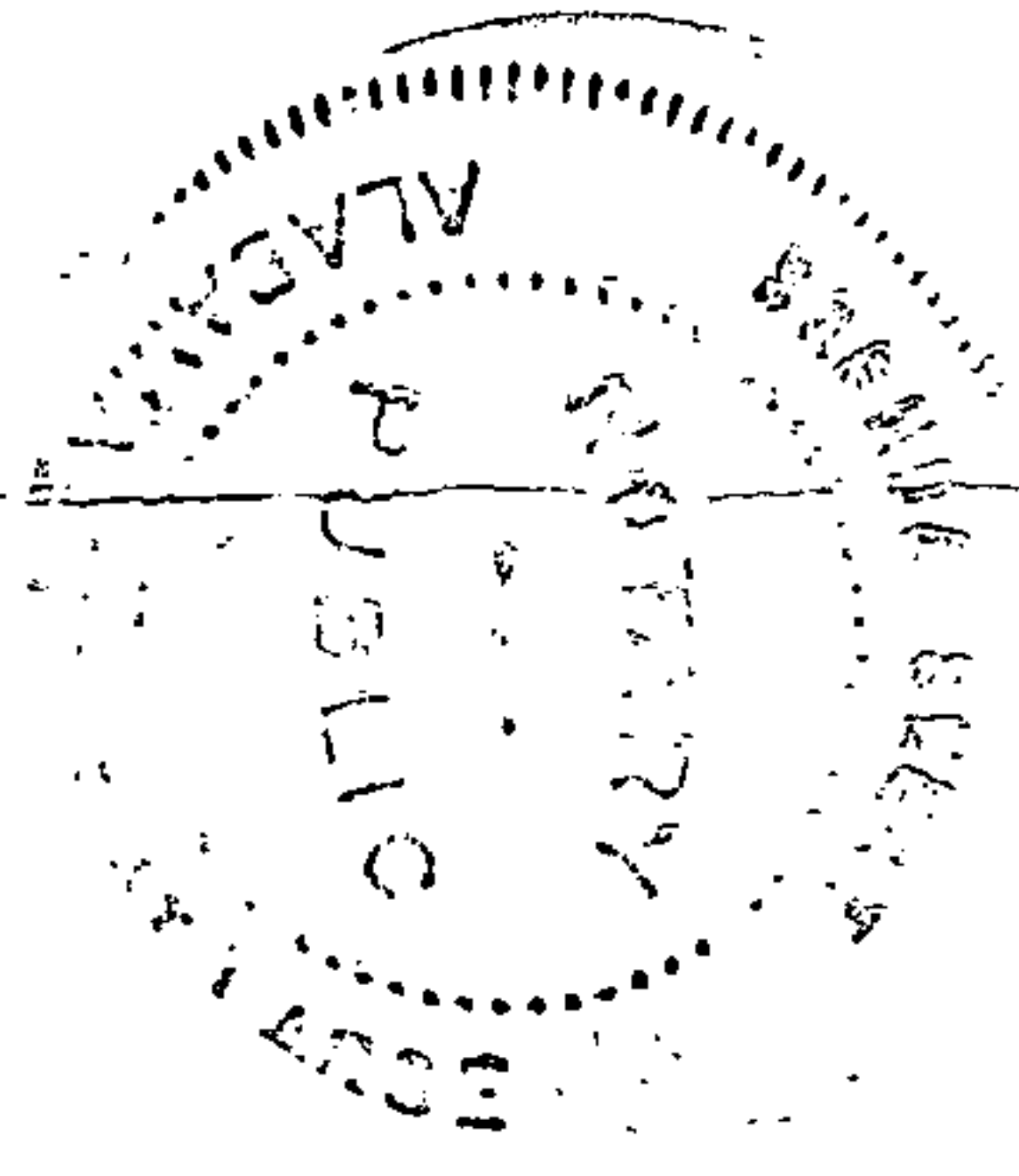
4-12-2022

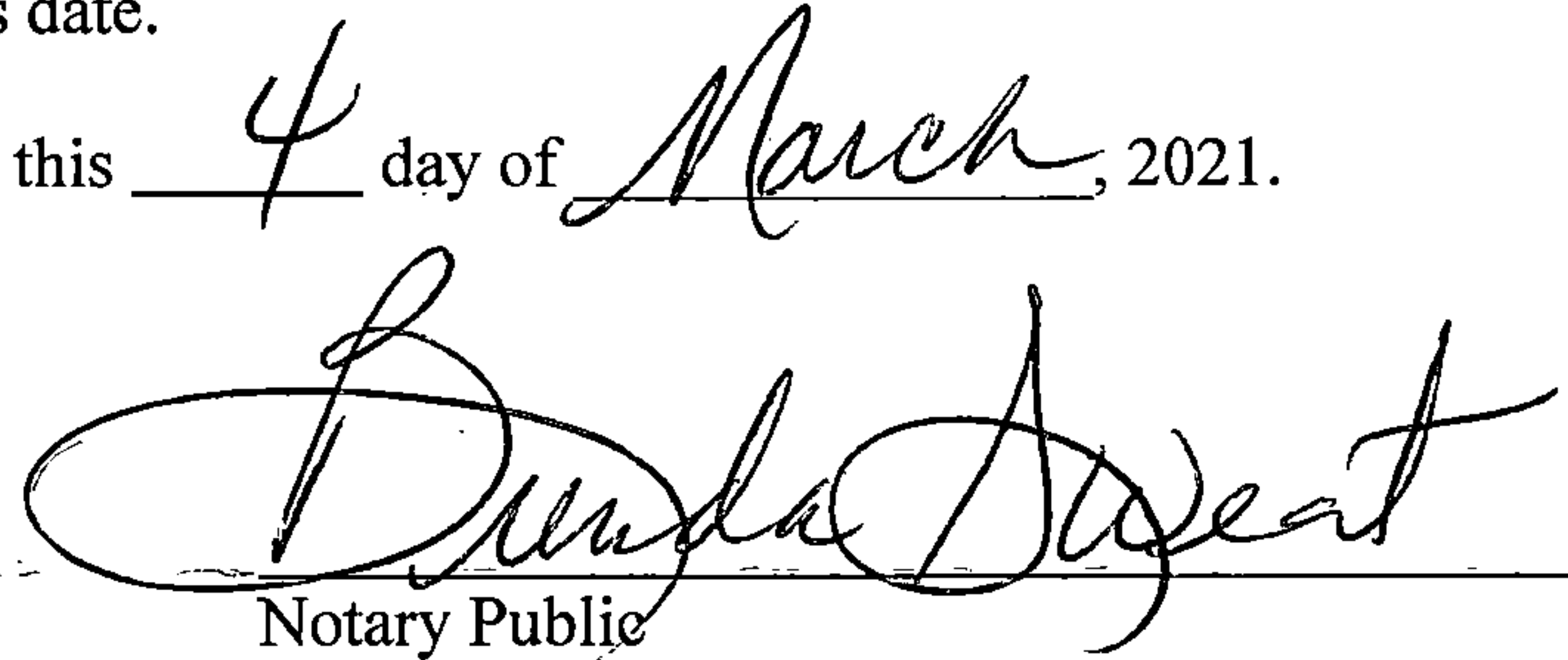
STATE OF ALABAMA
COUNTY OF Marshall


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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Virginia R. Fowler, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of March, 2021.




Notary Public

My commission expires: 4-12-2027

Real Estate Sales Validation Form

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

Grantor's Name David & Virginia R. Fowler
Mailing Address 941 Hwy 107
Montevallo, AL 35115

Grantee's Name Victoria Butera
Mailing Address 1635 County Rd 54
Montevallo, AL 35115

Property Address River Drive
Wilsonville, AL

Date of Sale 3/4/2021
Total Purchase Price \$

or
Actual Value * \$ 17,160

or
Assessor's Market Value \$

* nominal consideration to clear title

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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market value
☐ Closing Statement

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 3/8/2021

Print William R. Justice

 Unattested

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one



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ified by)

Form RT-1