

QUITCLAIM DEED

20220516000199250
05/16/2022 02:08:40 PM
QCDEED 1/3

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **BETTY R. COWSERT**, a married woman, the undersigned Grantor, do grant, bargain, sell and convey all of my interest, to my husband, **ROBERT LANE COWSERT**, the Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 14, according to the Resurvey of Daventry Sector 1, as recorded in Map Book 26, Page 98, in the probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

This property is not my Homestead.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, executors, administrators and assigns in fee simple, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

16th day of May, 2022.

Betty R. Cowsert by Robert Lane Cowsert Agent (SEAL)

**Betty R. Cowsert by Robert Lane Cowsert,
Her Agent through that Durable Power of Attorney
Dated 8/21/2020 and recorded at**

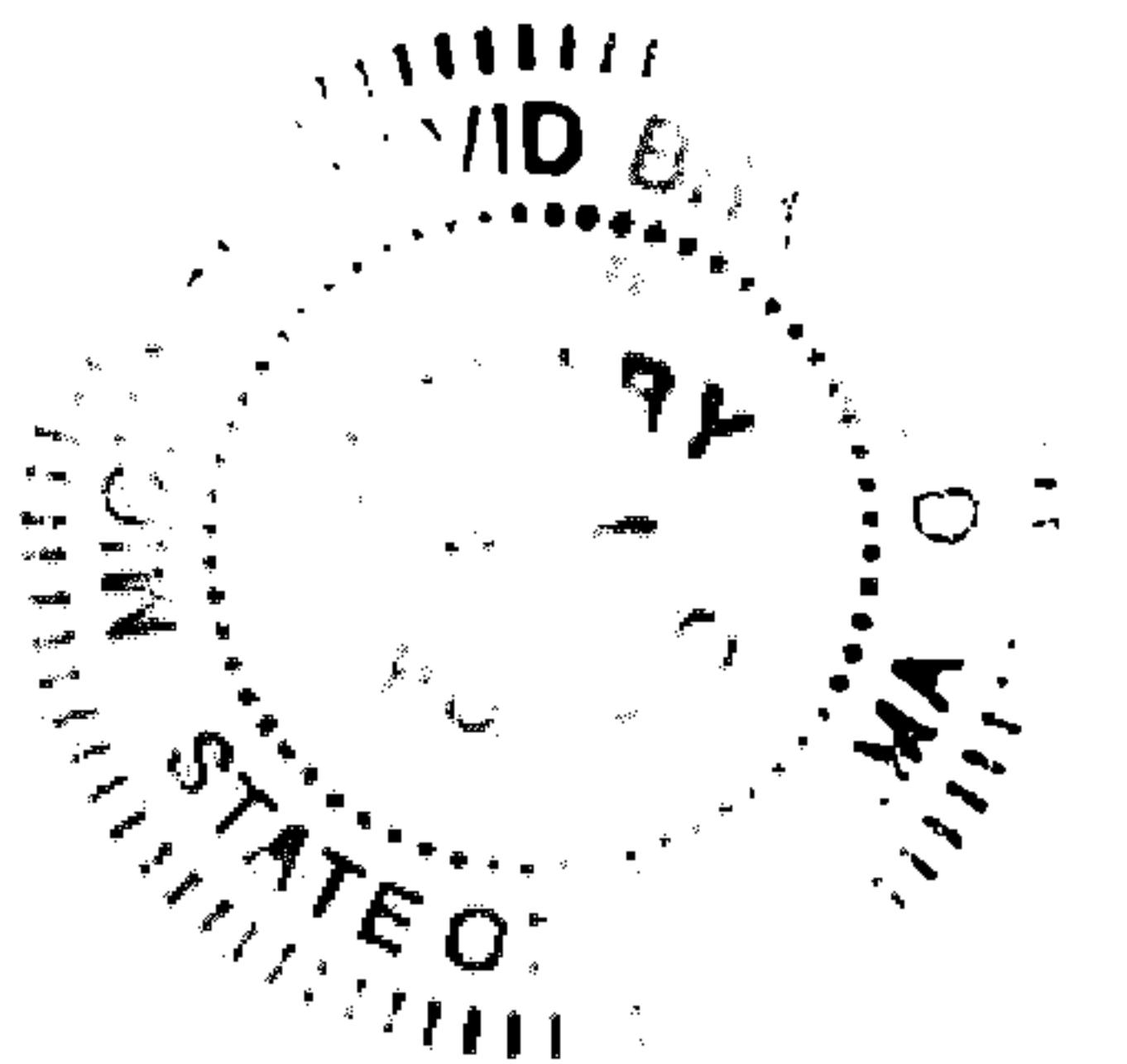
**20200821000364940_ in the Probate Office of
Shelby County, Alabama**

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Betty R. Cowsert, by Robert Lane Cowsert as her Agent**, 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 16th day of May,
2022.



Michael David Bradford
Notary Public

My Commission Expires 04/14/2026

This Instrument was Prepared by:
Bradford & Holliman, LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

Real Estate Sales Validation Form

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

Grantor's Name Betty R Cowser
Mailing Address 105 Summer Crest Dr
Alabaster, Al 35007

Grantee's Name Robert L Cowser
Mailing Address 105 Summer Crest Dr
Alabaster, Al 35007

Property Address 153 Daventry Lane
Calera, AL 35040

Date of Sale 5-16-2022

Total Purchase Price \$ 0

or
Actual Value \$

or
Assessor's Market Value \$ 77,400.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2022 02:08:40 PM
\$105.50 JOANN
20220516000199250

Allen S. Boyd



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 Tax Assessment

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 5-16-22

Print Michael Bradford

Unattested

Sign Michael Bradford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1