

20220816000321130 1/3 \$96.50
Shelby Cnty Judge of Probate, AL
08/16/2022 11:29:32 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway Suite 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Teresa E. Masters and Herston L. Masters
110 Cedar Hill Farm Road
Westover, AL 35147

STATE OF ALABAMA

QUITCLAIM DEED
[Title Not Examined – No Opinion Expressed]

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **Charlotte Estes**, an unmarried woman (hereinafter referred to as GRANTOR, the receipt whereof is hereby acknowledged, the GRANTOR hereby remises, releases, quitclaims, and conveys unto the GRANTEES, **Teresa E. Masters and Herston L. Masters**, wife and husband (hereinafter referred to as GRANTEES, all of her rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 22, Township 19, Range 1 East; thence run north along the west boundary line of said 1/4 -1/4 section for 565.5 feet to the point of beginning; thence continue along said course for 446.05 feet to the south right-of-way line of Plantation Pipeline right-of-way; thence turn an angle to the right of 59 degrees 42 minutes 36 seconds and run northeasterly along said pipeline right-of-way for 429.0 feet; thence turn an angle to the right of 79 degrees 16 minutes and run 406.95 feet; thence turn an angle to the right of 101 degrees 53 minutes 07 seconds and run 729.91 feet to the point of beginning. Being the same property conveyed in Deed Book 1997 at Page 16181 and Instrument #20031031000728320 in the Probate Court of Shelby County, Alabama.

Parcel ID: 08-5-22-0-001-026.002

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **110 Cedar Hill Farm Road, Westover, Alabama 35147**

TO HAVE AND TO HOLD, unto the said GRANTEES, their successors and assigns forever.

Shelby County, AL 08/16/2022
State of Alabama
Deed Tax: \$68.50



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IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this ___ day of August, 2022.

Charlotte Estes
Charlotte Estes

STATE OF ALABAMA)
COUNTY OF ^{Shelby} JEFFERSON)

I, a Notary Public in and for said County and State, do hereby certify that Charlotte Estes, 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 said conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand and seal this the 8th day of August, 2022.

Keel Este
Notary Public
My Commission Expires: 01/26/2025



20220816000321130 3/3 \$96.50
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Real Estate Sales Validation Form

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

Grantor's Name Charlotte Estes
 Mailing Address 120 cedar Hill Farm Road
Westover, AL 35147

Grantee's Name Teresa E. Masters and Herston L. Masters
 Mailing Address 110 Cedar Hill Farm Road
Westover, AL 35147

Property Address 110 Cedar Hill Farm Road
Westover, AL 35147

Date of Sale 08/08/2022
 Total Purchase Price \$ 10.00

or
 Actual Value \$

or
 Assessor's Market Value \$ 136,190 1/2 value applies = \$68,095.

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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> 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 08/08/2022

Print Teresa E. Masters

Unattested _____
 (verified by)

Sign Teresa Masters _____
 (Grantor/Grantee/Owner/Agent) circle one