

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

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

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY



20230224000050080 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/24/2023 09:43:36 AM FILED/CERT

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 Roy Dallas Downs, ___ married (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Wanda Faye Peters (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:

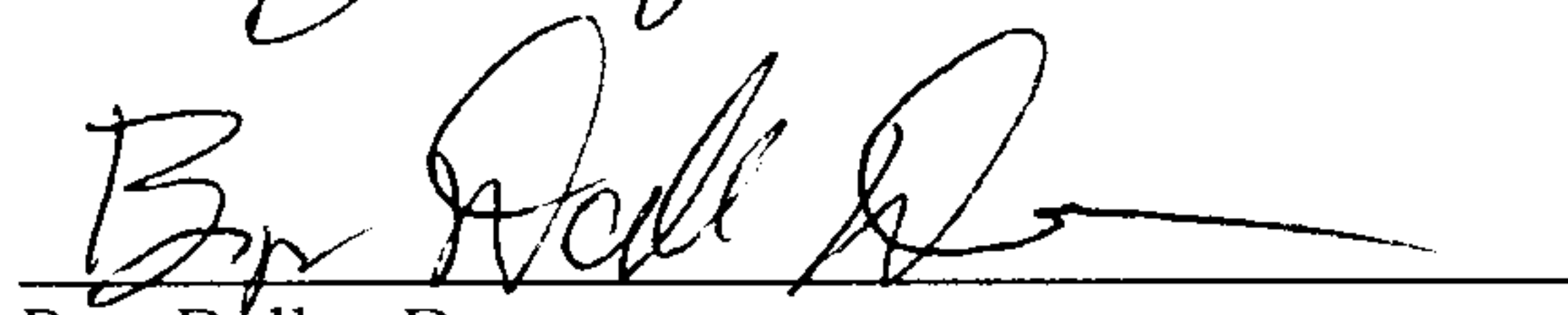
Begin 50 feet south of the NE corner of Block 45 Dunston's survey of the Town of Calera, Alabama; thence in a westerly direction 150 feet, thence south 50 feet, thence in an Easterly direction 150 feet, thence North along the Montgomery Highway 50 feet to the point of beginning. Being the same property conveyed to J. H. Peters and Annie Sue Harkins by deed recorded in Deed Book 126 Page 199 in the Probate Office of Shelby County, Alabama.

This deed is executed for a nominal consideration in order to clear title.

The above-described property is not the homestead of GRANTOR or GRANTOR's spouse.

TO HAVE AND TO HOLD to said GRANTEE forever.

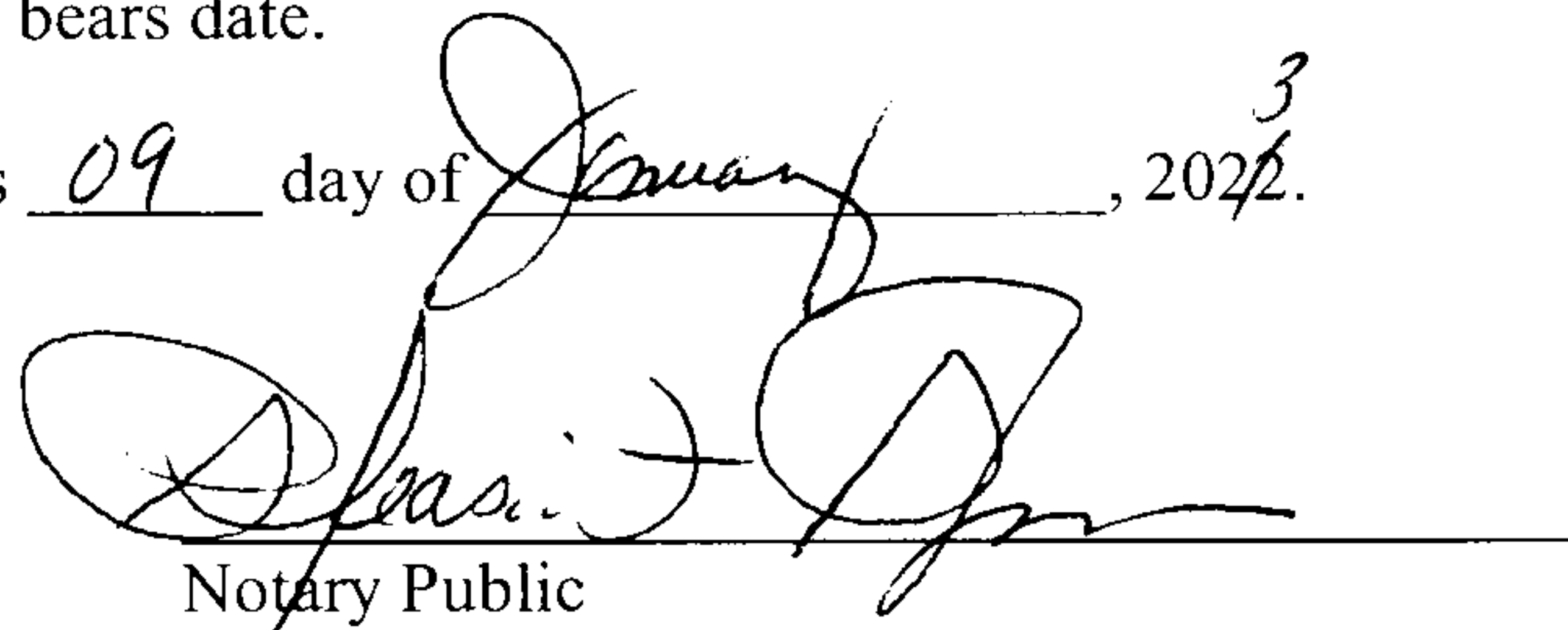
Given under the hand and seal of GRANTOR, this 09 day of January, 202³.


Roy Dallas Downs

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roy Dallas Downs, 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 or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 09 day of January, 202³.


Notary Public

My commission expires: 08/05/2026

Real Estate Sales Validation Form

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

Grantor's Name see deed
Mailing Address 156 Primrose Lane
Shelby, AL 35143

Grantee's Name Wanda Faye Peters
Mailing Address 156 Primrose Lane
Shelby, AL 35143

Property Address 7910 Hwy 31
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____



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or
Actual Value \$ 1,666.66

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 1/18 contract price

TO CLEAR TITLE

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 _____

Print William R. Justice

☐ Unattested

(verified by)

Sign

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

Form RT-1