

**Prepared By:**

Mr. Owen Boothe  
5800 Highway 10  
Montevallo, Alabama 35115

**After Recording Return To:**

James And Dawn Winsett  
5758 Highway 10  
Montevallo, Alabama 35115

**TAX PARCEL ID #:**

## QUIT CLAIM DEED

**BE IT KNOWN BY ALL**, that Mr. Owen Boothe ("*Grantor*") , whose address is 5800 Highway 10, Montevallo, Alabama 35115, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** . Dawn Winsett ("*Grantee*") and . James R Winsett ("*Grantee*") , a married couple, whose address is 5758 Highway 10, Montevallo, Alabama 35115, all right, title, interest and claim to the following real estate property located at 5758 Highway 10 in the City/Township of Montevallo, located in the County of Shelby and State of Alabama and ZIP code of 35115, to-wit:

Property having the following description: NW 1/4 of Section 2 Township 22 South, Range 4 West Shelby County Alabama. .... Lot No. Lot 2 of Owen Acres; Map Book 57 Page 84

**FOR VALUABLE CONSIDERATION**, in the amount of \$10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of April 14, 2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.



20230417000110680 2/5 \$97.00  
Shelby Cnty Judge of Probate, AL  
04/17/2023 02:44:48 PM FILED/CERT

Owen Boothe

(Grantor's or Authorized Representative's Signature)

Owen Boothe

Dawn Winsett

(Grantee's or Authorized Representative's Signature)

Dawn Winsett

James R. Winsett

(Grantee's or Authorized Representative's Signature)

James R Winsett

Signed in our presence:

David Smith

(Witness #1 Signature)

David Smith

(FIRST WITNESS NAME TYPED)

Casey Walker

(Witness #2 Signature)

Casey Walker

(SECOND WITNESS NAME TYPED)

**Grantee's Address:**

. Dawn Winsett and James R Winsett  
5758 Highway 10  
Montevallo, Alabama 35115

**Grantor's Address:**

Mr. Owen Boothe  
5800 Highway 10  
Montevallo, Alabama 35115

**Mail Subsequent Tax Bills To:**

James And Dawn Winsett  
5758 Highway 10  
Montevallo, Alabama 35115



20230417000110680 3/5 \$97.00  
Shelby Cnty Judge of Probate, AL  
04/17/2023 02:44:48 PM FILED/CERT

STATE OF ALABAMA

)

) SS.

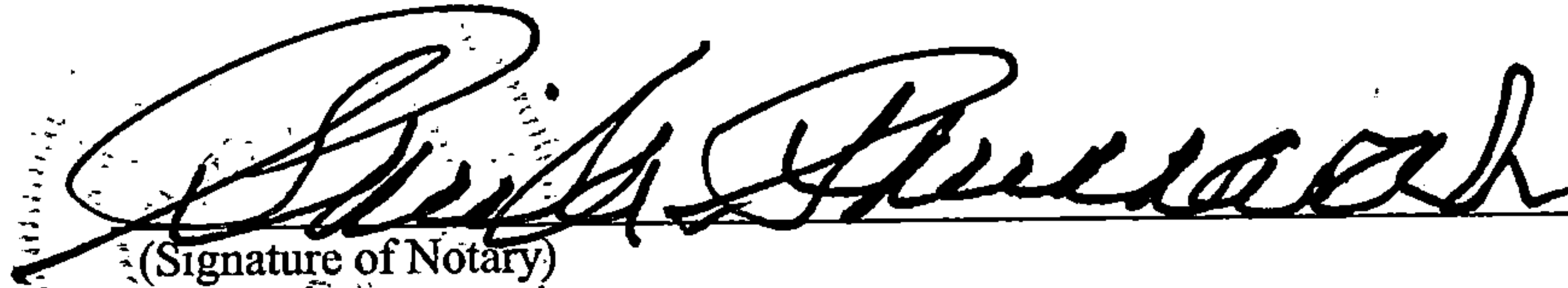
COUNTY OF SHELBY

)

The foregoing Quit Claim Deed was acknowledged before me on Owen Boothe by Mr. Owen Boothe, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

  
(Signature of Notary)

SHEILA SHUNNARAH  
Notary Public  
Alabama State at Large

Sheila Shunnarah  
(Printed Notary Name) Shelby, Alabama

My Commission Expires  
November 12, 2025

My Commission expires: 11-12-2025







# Real Estate Sales Validation

20230417000110680 5/5 \$97.00  
Shelby Cnty Judge of Probate, AL  
04/17/2023 02:44:48 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama

Grantor's Name Oliver Rothe  
Mailing Address 5800 Hwy 10  
Montevallo, AL  
35115

Grantee's Name Jimmy Winsett  
Mailing Address 5758 Hwy 10  
Montevallo, AL 35115

Property Address 5758 Hwy 10  
Montevallo, AL  
35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 63,000

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 PER TAX OFFICE

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 4-17-23

Unattested

(verified by)

Print Jimmy Winsett  
Sign Jimmy Winsett  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1