

**This Instrument Was Prepared By:**

**Charlene Prentice**  
**267 Hwy 223**  
**Montevallo, AL 35115**  
**(205) 476-8415**

**Send Tax Notice:**

**Recardi Z. Nelson**  
**184 Gilmore Nick Circle**  
**Montevallo, AL 35115**  
**27-4-20-2-001-031.001**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **Five Hundred and 00/100 (\$500.00) and other good and valuable considerations**, the receipt and sufficiency of which are hereby acknowledged, that I **Recardi Z. Nelson** hereinafter called ("**Grantor**,") do hereby Grant, Bargain, Sell, quit claim and Convey unto **Recardi Z. Nelson**, a single person and **Victoria Nelson** a single person, hereinafter called ("**GRANTEE'S**") the receipt of which is hereby acknowledged the said **Grantor** does by these presents quitclaim unto the said **Grantee's** all of the **Grantor's** rights, title and interest, if any, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama. More particularly described as follows:

Commence at the SE corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  Section 20, Township 22 South, Range 3 West, thence run Westerly along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  352.43 feet to the East margin of Hayes Circle, thence turn an angle of 90 degrees 00 minutes left and run southerly a distance of 81.58 feet along the East margin of Hayes Circle to the point of beginning; thence turn an angel of 90 degrees 00 minutes to the left and run 100 feet, thence turn an angle of 90 degrees 00 minutes to the right and run 100 feet to the East margin of Hayes Circle, thence turn 90 degrees 00 minutes to the right and run northerly along the East margin of Hayes Circle to the point of beginning.

**Note: This property is the homestead property of the Grantor.**

TO HAVE AND TO HOLD to the said **Grantee's**, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to

Shelby County, AL 07/05/2023  
State of Alabama  
Deed Tax: \$68.50

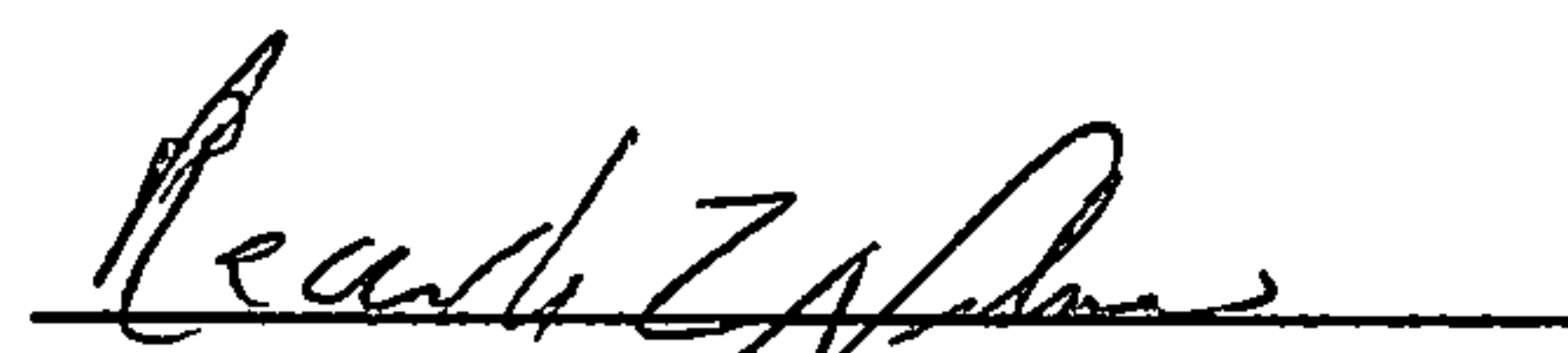


20230705000200270 2/3 \$96.50  
Shelby Cnty Judge of Probate, AL  
07/05/2023 12:30:18 PM FILED/CERT

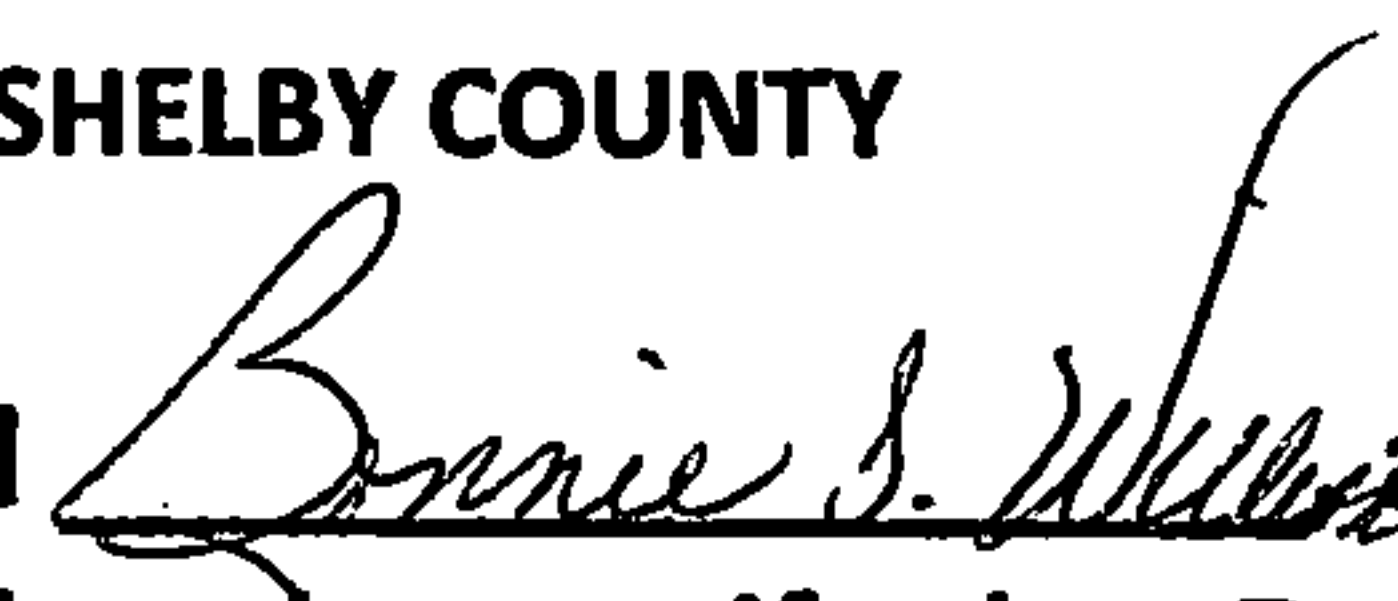
the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have set my hand and seal this the 26<sup>th</sup> day of May 2023.

  
Recardi Z. Nelson

STATE OF ALABAMA  
SHELBY COUNTY

I  a Notary Public in and for said County, in said State, hereby certify that Recardi Z. Nelson whose name (s) 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May 2023.

  
Notary Public

My Commission Expires 9/18/24

BONNIE S. WILLIAMS  
Notary Public, Alabama State At Large  
My Commission Expires 9/18/2024



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Victoria Nelson  
184 Gilmore N. Ks. Ct.  
Montevallo, AL 35115

Grantee's Name  
Mailing Address

Victoria + Richard Z. Nelson  
184 Gilmore N. Ks. Ct.  
Montevallo, AL 35115

27-4-20-2-001-046.001

Property Address

184 Gilmore N. Ks. Ct.  
Montevallo, AL 35115

Date of Sale

7/3/23

Total Purchase Price \$

500.00

or

Actual Value

\$

or

Assessor's Market Value \$

68,140



20230705000200270 3/3 \$96.50  
Shelby Cnty Judge of Probate, AL  
07/05/2023 12:30:18 PM FILED/CERT

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 SC Tax Commission's 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 7/3/2023

Print

Victoria Nelson

Unattested

Sign

Victoria Nelson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one