



20230705000200280 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
07/05/2023 12:30:19 PM FILED/CERT

This Instrument Was Prepared By:

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

Send Tax Notice:

**184 Gilmore Nick Cir
Montevallo, AL 35115
27-4-20-2-001-046.001**

**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 **Victoria 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:

**LOT 3 BLOCK 1 MAP OF ALMONT AS RECORDED IN MAP BOOK 3 PAGE 3 NABOR'S ADDITON
LOCATED IN SECTION 20 TOWNSHIP 22 SOUTH RANGE 3 WEST**

Note: This property is the weekend home of the Grantor.

George Nelson deceased March 2010

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 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.

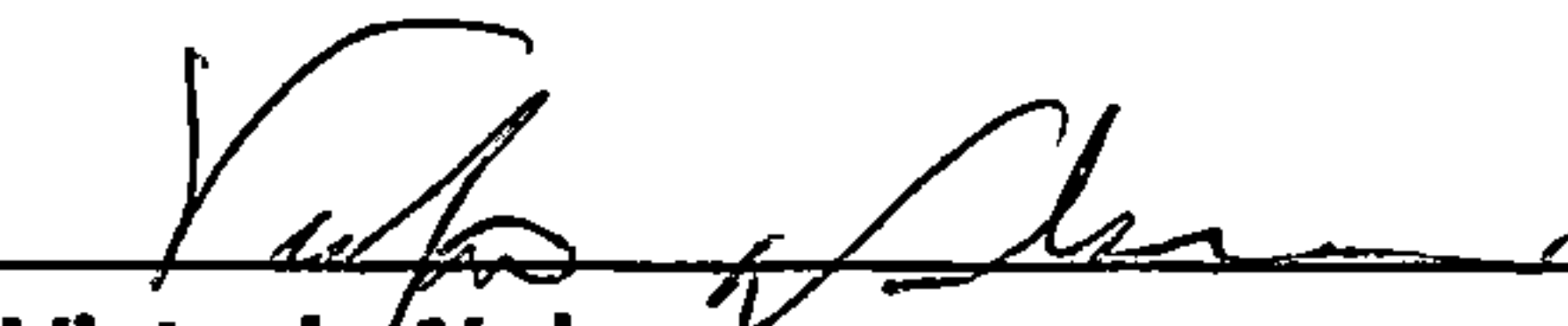
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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.

Shelby County, AL 07/05/2023
State of Alabama
Deed Tax: \$37.00

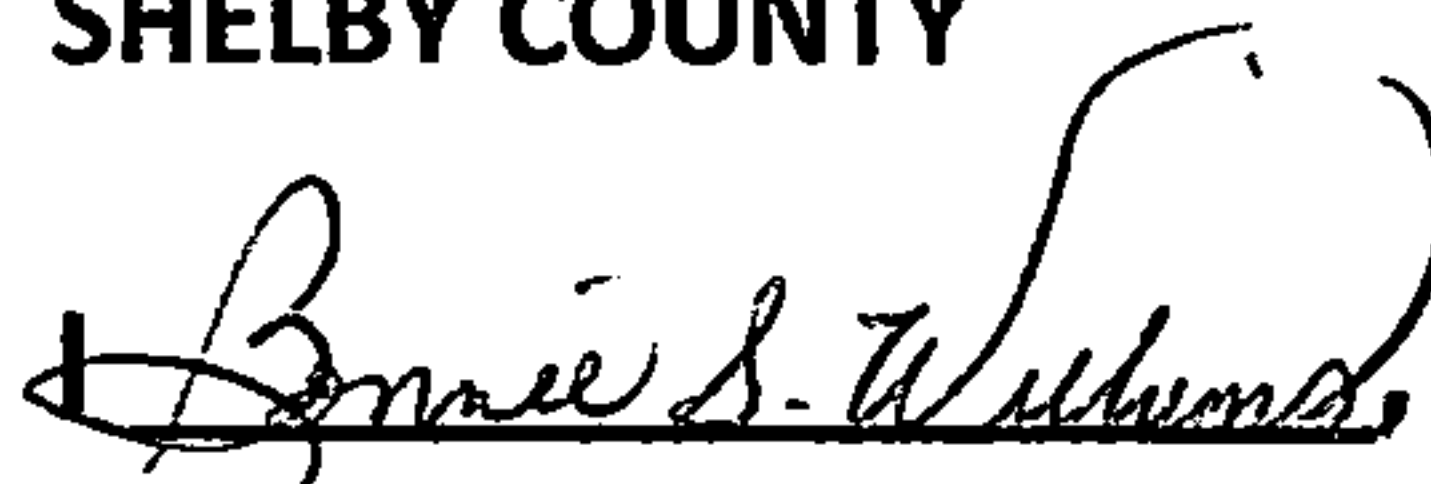


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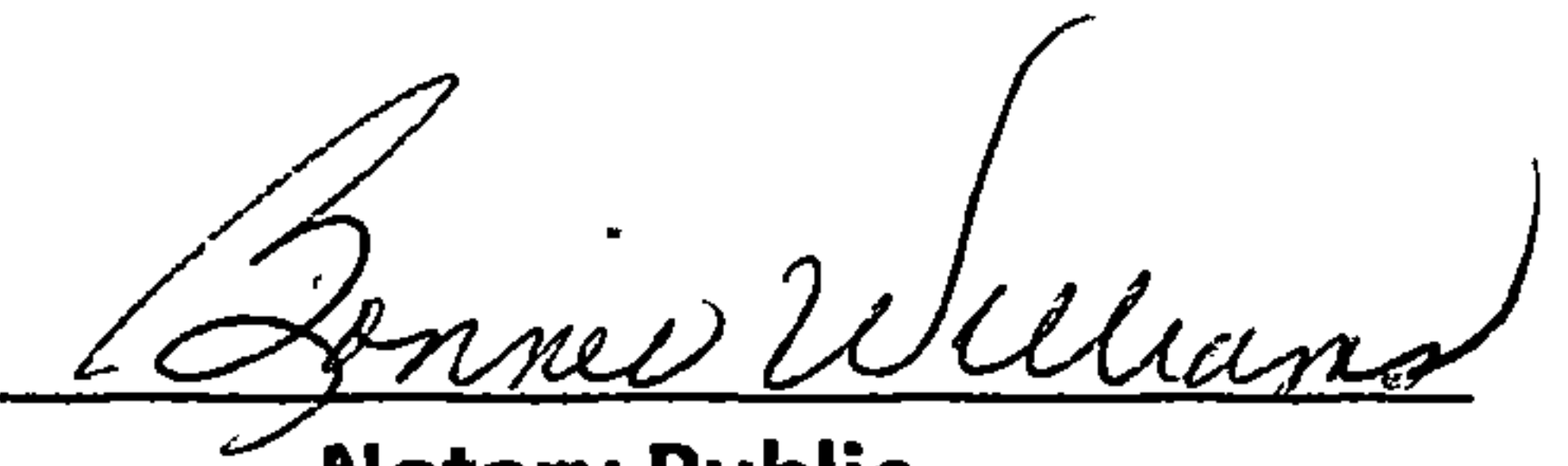
IN WITNESS WHEREOF I have set my hand and seal this the 3rd of July 2023.


Victoria Nelson

STATE OF ALABAMA
SHELBY COUNTY

 a Notary Public in and for said County, in said State,
hereby certify that Victoria 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, she executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of July 2023.


Notary Public

My Commission Expires 9/18/24

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

27-4-202-001-031.001 Real Estate Sales Validation Form

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

Grantor's Name Rebecca Nelson
Mailing Address 184 Gilmore Nick Cr
Montevallo, AL 35115

Grantee's Name Rebecca + Victoria Nelson
Mailing Address 184 Gilmore Nick Cr
Montevallo, AL 35115

Property Address 64 Hayes Cir
Montevallo, AL 35115

Date of Sale 5/26/23

Total Purchase Price \$ 500.00

or

Actual Value

\$

or

Assessor's Market Value \$ 36,520



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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 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 5/26/23

Unattested

(verified by)

Print

Sign

Victoria Nelson

[Signature]

(Grantor/Grantee/Owner/Agent) circle one