

20230717000212270 1/2 \$87.00
Shelby Cnty Judge of Probate, AL
07/17/2023 12:16:33 PM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
VICKI N. SMITH, ATTORNEY AT LAW
P. O. BOX 250
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:
Melinda G. Henderson
P. O. Box 64
Harpersville, AL 35078

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in accordance of TEN AND NO/100 DOLLARS (\$10.00) to TAMARA J. FOSTER, an unmarried woman, in hand paid by MELINDA G. HENDERSON the receipt whereof is hereby acknowledged I, TAMARA J. FOSTER, an unmarried woman, do remise, release, quit claim and convey to the said MELINDA G. HENDERSON. all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at a point in the center line of Shelby County Highway #83 and intersection of Calcis Road in SE 1/4 of the NW 1/4 of Section 9, Township 19 South, Range 12 East, Shelby County, Alabama; thence run South 75 degrees West for 75 feet for point of beginning; thence continue on same line for 343 feet; thence turn an angle of 62 degrees left for 101.00 feet; thence turn an angle of 83 degrees 30 minutes left for 223.00 feet to West side of Highway #83; thence turn an angle of 81 degrees left and along said right of way for 300 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to: (1) Property Taxes (2) Right-of-way to Shelby County as recorded in Deed Book 276, Page 375. (3) Any part of caption lands lying within a public road.

Subject property was previously owned by Benny F. Foster and Martha S. Foster. Benny F. Foster died on July 6, 2020 and Martha S. Foster died on February 18, 2022. Tamara J. Foster and Melinda G. Henderson are the legal heirs of Benny F. Foster and Martha S. Foster.

TO HAVE AND TO HOLD to the said MELINDA G. HENDERSON., her heirs and assigns forever.

Given under my hand and seal this 14 day of July, 2023.

Tamara J. Foster (Seal)
TAMARA J. FOSTER

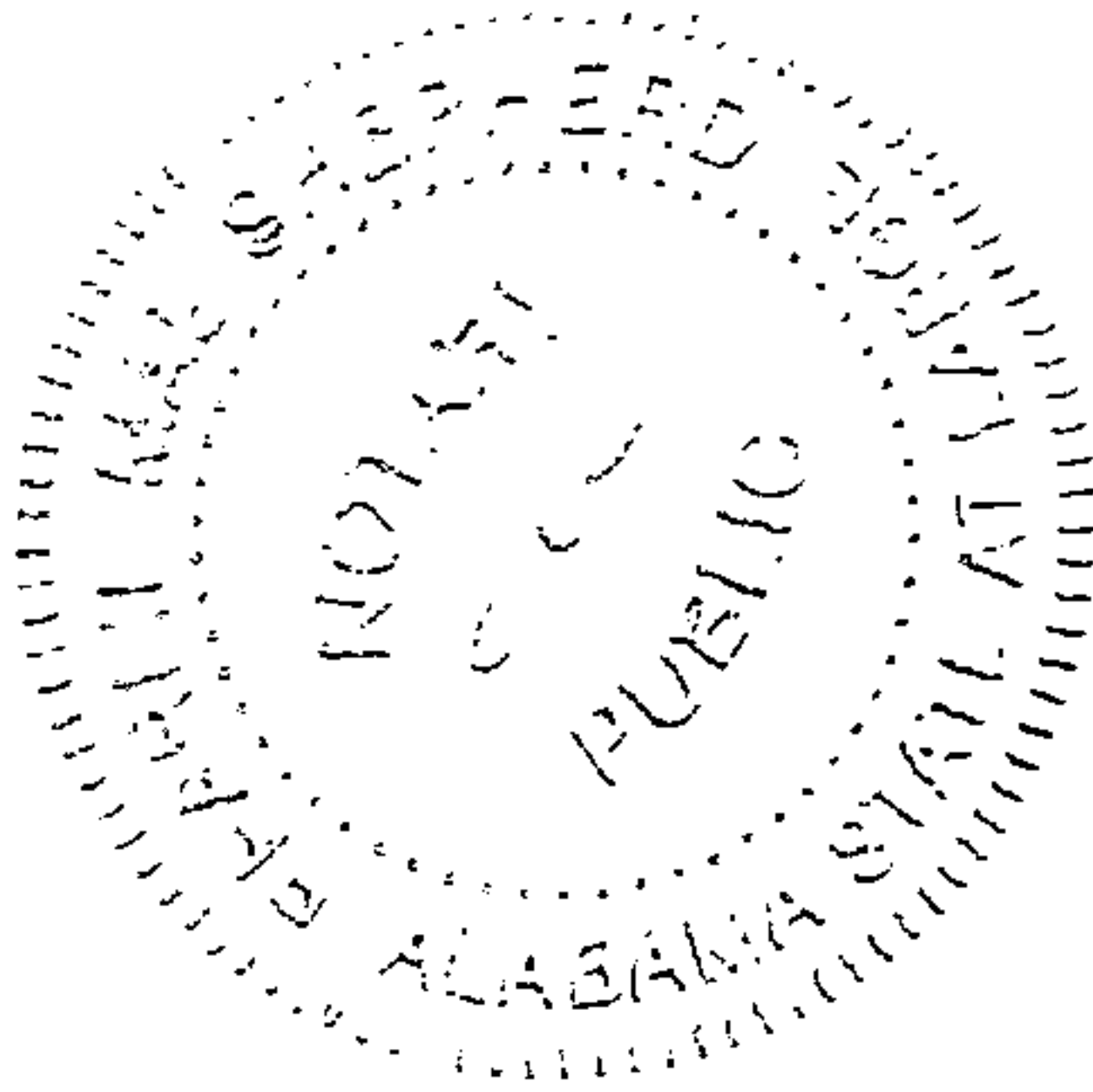
STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 07/17/2023
State of Alabama
Deed Tax: \$62.00

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that TAMARA J. FOSTER, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, this 14th day of July, 2023.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES:
JANUARY 28, 2025



Real Estate Sales Validation Form

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

Grantor's Name Tamara J Foster
Mailing Address 681 Hwy 81
Vincent, AL 35178

Grantee's Name Melinda G Henderson
Mailing Address 685 Hwy 81
Vincent, AL 35178

Property Address 681 Hwy 81
Vincent AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 61,970

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 _____

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 a

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 _____

Unattested

(verified by)

Print Melinda G Henderson

Sign

Melinda G. Henderson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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