



GRANTEE'S ADDRESS: 6349 Cahaba Valley Road, Birmingham, AL 35242

STATE OF ALABAMA)
) **QUIT CLAIM DEED**
COUNTY OF SHELBY)

KNOWN ALL MEN BY THESE PRESENTS: That pursuant to the *Settlement Agreement and Final Decree of Divorce in the Circuit Court of Shelby County, Alabama, Case No. DR-2021-900198.00*, the undersigned Grantor, **James Calvin Traywick, Jr.**, a single person, does remise, release, quit claim, and convey to **Sandra Slaton Traywick**, a single person, all my interest, right, title and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

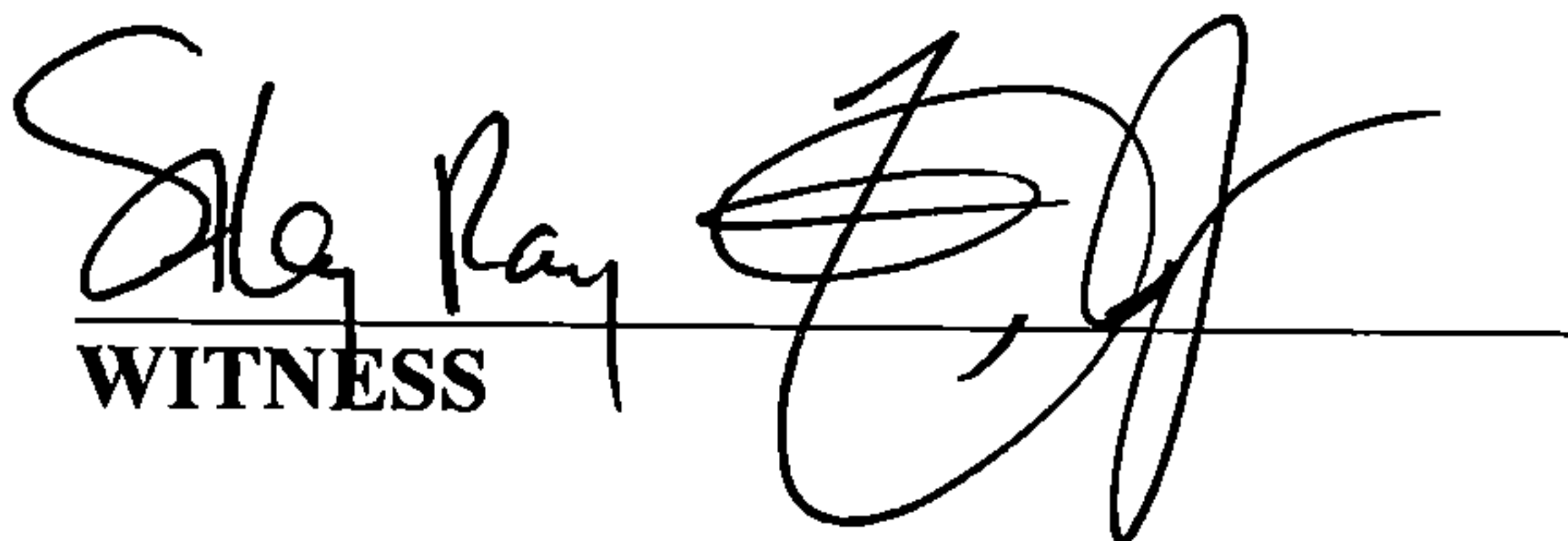
See Exhibit "A".

The drafter of this instrument acted as a scrivener only and no representation is made regarding chain of title or the accuracy of the description contained herein.

TO HAVE AND TO HOLD, to the said **Sandra Slaton Traywick**, her heirs, and assigns forever.

Given under my hand and seal, this 21st day of July, 2023.

Signed, Sealed and Delivered
in the Presence of:


WITNESS


James Calvin Traywick, Jr.

THE STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, authority in and for said County and State, hereby certify that **James Calvin Traywick, Jr.**, 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 executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 21st day of July, 2023.



20230906000269070 2/4 \$114.00
Shelby Cnty Judge of Probate, AL
09/06/2023 09:47:25 AM FILED/CERT

JMR

NOTARY PUBLIC
My Commission Expires ~~My Commission Expires~~
~~September 5, 2026~~ September 5, 2026

THIS INSTRUMENT WAS PREPARED BY:
David G. Thomas
2100 Southbridge Parkway, Suite 650
Birmingham, AL 35209
(205) 623-2202 (telephone)

TERESA P. RICHARDSON
Notary Public
Alabama State at Large



20230906000269070 3/4 \$114.00
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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 18-8795

Part of the NE1/4 of NW1/4 and part of the NW1/4 of NE1/4 of Section 7, Township 19, Range 1 West, described as follows: Beginning at a point on the East side of the Valley Road running through said section, which point is 274 feet south of the north line of said NE1/4 of NW1/4 of said Section, measured along said road; thence run southwest along the East line of said road 307 feet; thence southeast and perpendicular to said road 580 feet; thence northeast and parallel with said road, 338 feet to an alley; thence northwest along the south line of said alley, 580 feet to the point of beginning, being situated in Shelby County, Alabama. ALSO, the water rights as conveyed to Alva M. Denson by deed recorded in Volume 136, Page 212 and described as follows: Water rights in and to that certain spring on land belonging to Ted R. Wynn and Margaret S. Wynn, and right of ingress and egress to and from said spring for the purpose of obtaining water therefrom and with rights to lay and maintain pipes or other conduits for the purpose of obtaining water from said spring. The land on which said spring is located adjoins the land being conveyed by this deed. This shall be an easement running with said land and shall bind Ted R. Wynn and Margaret S. Wynn, grantees, their successors and assigns and said rights shall inure to the benefit of Alva M. Denson, her grantees, their successors and assigns forever, and to the benefit of the grantees, and their successors and assigns forever.

Real Estate Sales Validation Form



20230906000269070 4/4 \$114.00
Shelby Cnty Judge of Probate, AL
09/06/2023 09:47:25 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name James Calvin Traywick, Jr.
Mailing Address 1829 STRAWBERRY LN
HOOVER AL 35244

Grantee's Name Sandra Staton Traywick
Mailing Address 6349 Cababa Valley Road
Birmingham, AL 35242

Property Address 6343 Cababa Valley Road
Birmingham, AL 35242

Date of Sale 9-5-23
Total Purchase Price \$ _____
or
Actual Value \$ _____

~~Assessor's Market Value~~ 165,910 - 1/2 Value 82,955

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 Final Decree of Divorce

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 9-5-23

Print James Calvin Traywick, Jr.

Unattested

Sign James Calvin Traywick, Jr.
(Grantor/Grantee/Owner/Agent) circle one

(verified by)