

THIS INSTRUMENT WAS PREPARED BY:
Richard C. Shuleva, Attorney
2 Riverchase Office Plaza, Suite 105
Birmingham, AL 35244


20231206000352660 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
12/06/2023 02:16:06 PM FILED/CERT

SEND TAX NOTICE TO:
David Michael Thompson
161 Melton Street
Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **one dollar (\$1.00)**, to the undersigned grantor, **Michael Richard Fogle**, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Michael Richard Fogle**, an unmarried man, (herein referred to as grantor, whether one or more), do hereby remise, release, quit claim and convey unto **David Michael Thompson**, an unmarried man, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

A part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, being more particularly described as follows:

Commence at a point where the West line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, intersects the South right of way line of the Calera-Montevallo Road (Alabama Highway 25) and run thence East along the South right of way of said Highway 25, more or less 325 feet to the East right of way of Melton Street; thence turn a deflection angle of 83 degrees 09 minutes 26 seconds right and run South along the East line of said Melton Street 200.53 feet to an existing old steel octagonal bar marking the Northwest corner of the subject parcel and the point of beginning; thence continue along last described course 130 feet to a point marked by a steel rebar pin; thence turn a deflection angle of 86 degrees 39 minutes 25 seconds left and run East along and South of an existing driveway and North of an existing chain line fence 147.36 feet to an existing old steel pin; thence turn a deflection angle of 93 degrees 04 minutes 44 seconds left and run North 114.59 feet to an existing old steel pin property corner; then turn a deflection angle of 81 degrees 01 minutes 48 seconds left and run West 149.58 feet to the point of beginning. Situated in Shelby County, Alabama.
Marked Parcel 2, according to a survey, dated December 8 and 9, 1998, by Joseph E. Conn, Jr. A1.RLS 9049

The legal description set out herein was furnished to preparer by the grantee herein without the benefit of survey or title search.

TO HAVE AND TO HOLD to the said **David Michael Thompson**, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of November, 2023.


Michael Richard Fogle

Shelby County, AL 12/06/2023
State of Alabama
Deed Tax: \$65.00

STATE OF Alabama)
COUNTY OF Baldwin)



20231206000352660 2/3 \$93.00
Shelby Cnty Judge of Probate, AL
12/06/2023 02:16:06 PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Michael Richard Fogle**, an unmarried man, 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 day the same bears date.

Given under my hand and official seal this 30th day of November, 2023.

Cheryl R. Bentz

Notary Public

My Commission Expires: 12/13/2024



Real Estate Sales Validation Form

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

Grantor's Name Michael Richard Fogle
Mailing Address 8846 Asphodel Lane
Daphne, AL 36526

Grantee's Name David Michael Thompson
Mailing Address 161 Melton Street
Montevallo, AL 35115

Property Address 161 Melton Street
Montevallo, AL 35115

Date of Sale 11-30-2023
Total Purchase Price \$65,000.00



20231206000352660 3/3 \$93.00
Shelby Cnty Judge of Probate, AL
12/06/2023 02:16:06 PM FILED/CERT

or
Actual Value \$ -

or
Assessor's Market Value \$ -

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 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 11/30/2023

Print Michael Richard Fogle

☐ Unattested

Angie R. Jantz
(verified by)

Sign Michael Richard Fogle
(Grantor/Grantee/Owner/Agent) circle one

Exp: 12/13/2026