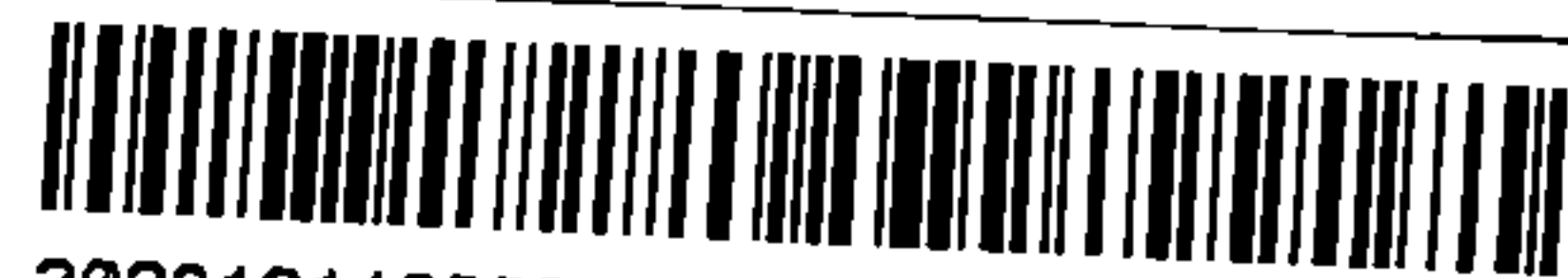


Prepared By
Heather Lynnette Youmans
124 Vines Avenue
Hueytown, AL 35023



20231211000356420 1/3 \$63.50
Shelby Cnty Judge of Probate, AL
12/11/2023 01:47:40 PM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$1.00 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, Peggy Walton the undersigned hereby releases, quitclaims, grants, sells and conveys to (hereinafter called GRANTEE) all Betty Ann Lang right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Any and all rights or claims to 1 acres more or less located at:

LEGAL DESCRIPTION

See attached for legal description

TO HAVE AND TO HOLD to the said GRANTEES forever

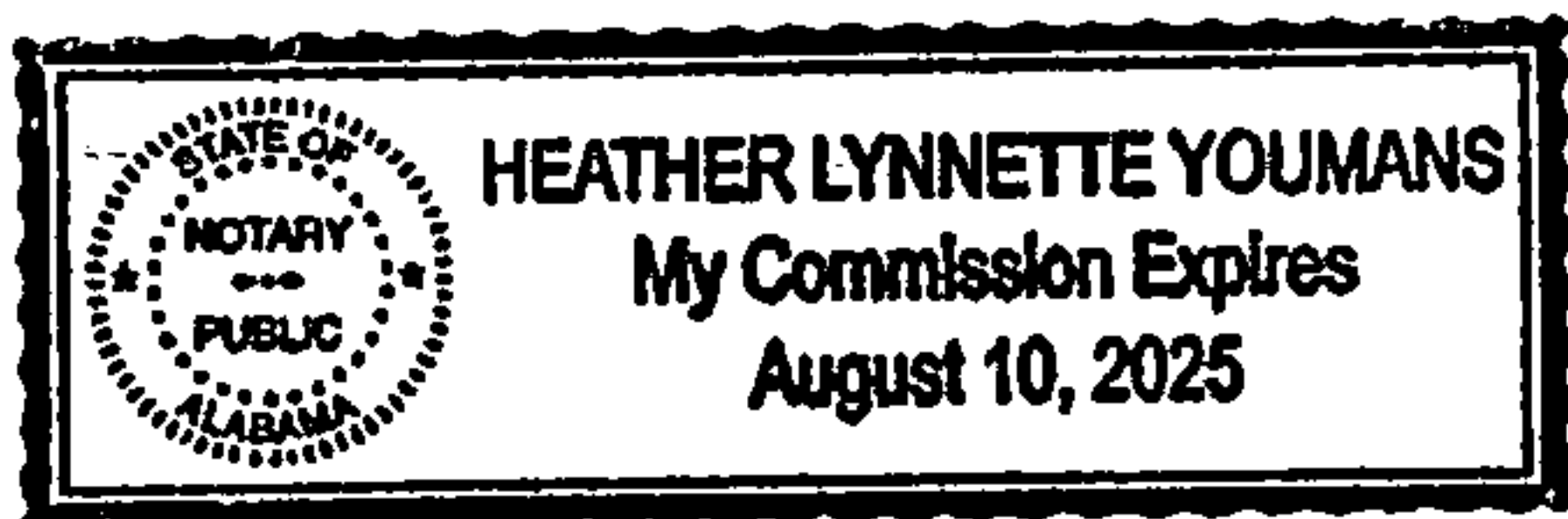
Given under our hand and seal, this 27th day of November, 2023.

Betty Ann Lang
Peggy K Walton

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

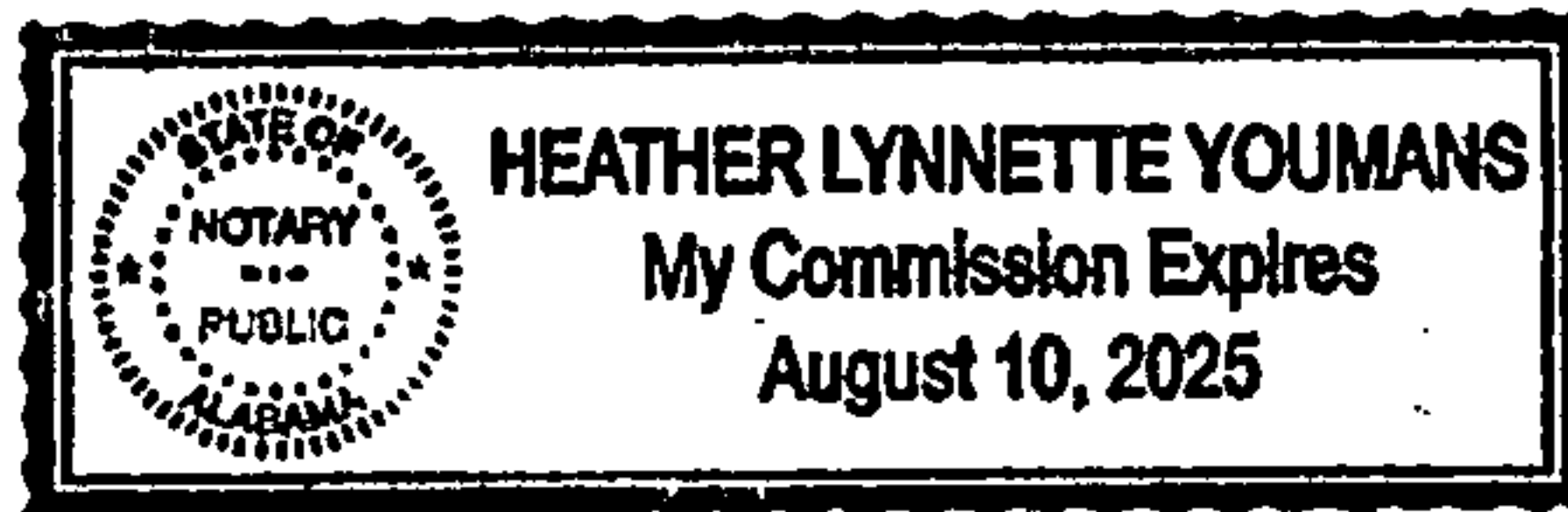
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy Walton, Betty Ann Lang whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 27th day of November, 2023.



Heather Lynnette Youmans
Notary Public

My Commission Expires: August 10, 2025



Heather Lynnette Youmans

Exhibit A

MORTGAGE

Printed and for Sale by Zae Smith Stationery Co., Birmingham, Ala. FORM 201

State of Alabama }
Shelby County }

Know All Men By These Presents.



20231211000356420 2/3 \$63.50
Shelby Cnty Judge of Probate, AL
12/11/2023 01:47:40 PM FILED/CERT

That Whereas the undersigned Raymond C Walton and wife Peggy K Walton
(hereinafter called Mortgagor)

justly indebted to

Fred M Powell and wife Sybil E Powell

(hereinafter called Mortgagee)

in the sum of Fifty Five Hundred (5,500.00) Dollars

evidenced by One promissory note payable in 110 monthly installments of \$ 50.00
per month and payable on the 15th day of each successive month commencing January 15th
1978, the last installment becoming due and payable March 15th, 1987.

and whereas the said Fred M Powell and wife Sybil E Powell
desirous of securing the prompt payment of said indebtedness with interest when the same falls due,

Now Therefore, in Consideration of the said indebtedness, and to secure the prompt pay-
ment of the same at maturity, we the said
Raymond C Walton and wife Peggy K Walton

do hereby grant, bargain, sell and convey unto the said Mortgagee the following described real property
situated in Shelby County, State of Alabama, to-wit:

Lot No. 34 as shown on a map entitled "Property line map, Siluria Mills" prepared by
Joseph A Miller, Reg. Civil Engineer on October 5 1965, and more particularly described
as follows:
Begin at the intersection of the easterly right-of-way line of Mill Street and the Northerly
right-of-way line of 4th Avenue West and said right - of - way lines as shown on
the Map of the Dedications of Streets and Easements, Town of Siluria, Alabama; thence
Northwesterly along said right - of-Way line of Mill Street for 183.22 feet; thence 91
deg. 18 min. right and run Northeasterly for 100.00 feet; thence 92 deg. 25 min.
54 sec. right and run Southeasterly for 188.65 feet to a point on the north right - of -
way line of 4th avenue West; thence 91 deg. 01 min. 36 sec. right and run southwesterly
for 88.00 feet to the point of beginning.

*Paid in full
3-17-87*

Said property is warranted free from all incumbrances and against any adverse claims.

Real Estate Sales Validation Form

20231211000356420 3/3 \$63.50
Shelby Cnty Judge of Probate, AL
12/11/2023 01:47:40 PM FILED/CERT

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

Grantor's Name Peggy K. Walton
Mailing Address 712 13th Ave. SW
Alabaster, AL
35007

Grantee's Name Betty Ann Lang
Mailing Address 1225 8th STREET
Alabaster, AL 35226

Property Address 712 13th Ave. SW
Alabaster, AL
35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 70,050

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 \$35,025

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

Unattested

(verified by)

Print

Sign

Betty Ann Lang

Betty Ann Lang

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1