



20240105000005510 1/4 \$87.00  
Shelby Cnty Judge of Probate, AL  
01/05/2024 02:14:28 PM FILED/CERT

SOURCE OF TITLE: DEED

County Division code: Instrument #20171106000402470

This instrument prepared by:

REGINALD W SMITH

ATTORNEY AT LAW

15612 EDWARDIAN WAY

NORTHPORT, ALABAMA 35475

Fair Market Value declared as \$112,000.00 less  $\frac{1}{2}$  marital  
interest

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of \$10.00 [TEN DOLLARS]  
and other good and valuable consideration, in hand paid to the  
undersigned Grantor, the receipt whereof is hereby acknowledged,  
I, MICHAEL S. NEWTON, a married man to the Grantee, does grant,  
bargain, sell and convey unto DESTINIE H. NEWTON, (herein  
referred to as Grantee), all of the said Grantor's right, title  
and interest, and claim in or to the following described real  
property situated in Shelby County, Alabama:

See EXHIBIT 'A'.

This conveyance is made subject to any and all restrictions,  
reservations, covenants, easements, and rights-of-way of record.

Said property is the homestead of the Grantor and this  
conveyance is made pursuant to a Settlement Agreement  
incorporated into a Judgment of Divorce between Destinie H.  
Newton and Michael S. Newton in the Circuit Court of Fayette  
County, Alabama.


TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 5 day of May, 2022.

Shelby County, AL 01/05/2024  
State of Alabama  
Deed Tax: \$56.00

Michael S. Newton  
MICHAEL S. NEWTON, a married man

State of Alabama}  
Shelby County}

  
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael S. Newton a married 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5 day of May, 2022.



[Signature]  
Notary Public



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## EXHIBIT A

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Part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 1 West, situated in Shelby County, Alabama, more particularly described as follows: Beginning at the Southeast corner of said  $\frac{1}{4}$   $\frac{1}{4}$  section and run North along the East line of said Southwest quarter of Southwest quarter, 206 yards, more or less to a public road leading from Chelsea to Williamson's Garage; run thence in a Southwesterly direction along said road to a point which is marked by an iron stake, 58 yards, more or less, from the West boundary of said Southwest quarter of Southwest quarter from said iron stake run back along said road in an easterly direction 173 feet for point of beginning of the lot herein conveyed; run thence in a Southerly direction parallel with the Section line 210 feet; turn thence an angle of 90 degrees to the left and run 210 feet; turn thence an angle of 90 degrees to the left and run 210 feet, more or less to said road; run thence in a westerly direction along said road 210 feet, more or less, to point of beginning. Situated in Shelby County, Alabama.



# Real Estate Sales Validation Form



20240105000005510 4/4 \$87.00  
Shelby Cnty Judge of Probate, AL  
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*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Michael Newton  
Mailing Address 1035 Hwy 39  
Chelsea, AL 35043

Grantee's Name Destinie Howard  
Mailing Address 1035 Hwy 39  
Chelsea, AL 35043

Property Address 1035 Hwy 39  
Chelsea, AL 35043

Date of Sale May 5, 2022  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 112,000

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 1/2 value 56,000

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 1/5/2024

Print Destinie Howard

Unattested

Sign Destinie Howard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1