

Prepared By:
Fran Nash 205-335-8599
8156 Hwy 11
Chelsea AL, 35043

QUIT CLAIM DEED

The GRANTOR, Johnny M. Howard, for and in consideration of \$ 10 (ten dollars) in hand paid, conveys and quit claims to Anthony Scott Howard, GRANTEE, Johnny M. Howard GRANTEE the right, title and interest, if any, which GRANTOR may have in the following described real estate:

Parcel #:

04 1 11 0 001 030.000

Metes and Bounds: W 210' & S 210' OF N 420' IN W1/2 OF SW1/4 OF NE1/4 IN SEC 11 T18S R1E LESS PRT FOR R/W LN VANDIVER CUT OFF RD #50

Acreage:

1.000

Section:

11

Township:

18S

Range:

01E



20240402000090100 1/2 \$221.00
Shelby Cnty Judge of Probate, AL
04/02/2024 10:21:07 AM FILED/CERT

29

day of March, 2024

Johnny M Howard
Johnny M. Howard Grantor

STATE OF ALABAMA
COUNTY OF SHELBY.

On this day personally appeared, before me Johnny Howard, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and for the

uses and purposes therein mentioned.

Given under my hand and official seal on this 29, March, 2024.

Michelle Weldon
Notary Public
My Commission Expires: 05/27/2025

04 1 11 0 001 030,000

Real Estate Sales Validation Form

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

Grantor's Name Johnny M. Howard
 Mailing Address 812 Hwy 50
Vandiver AL
35176

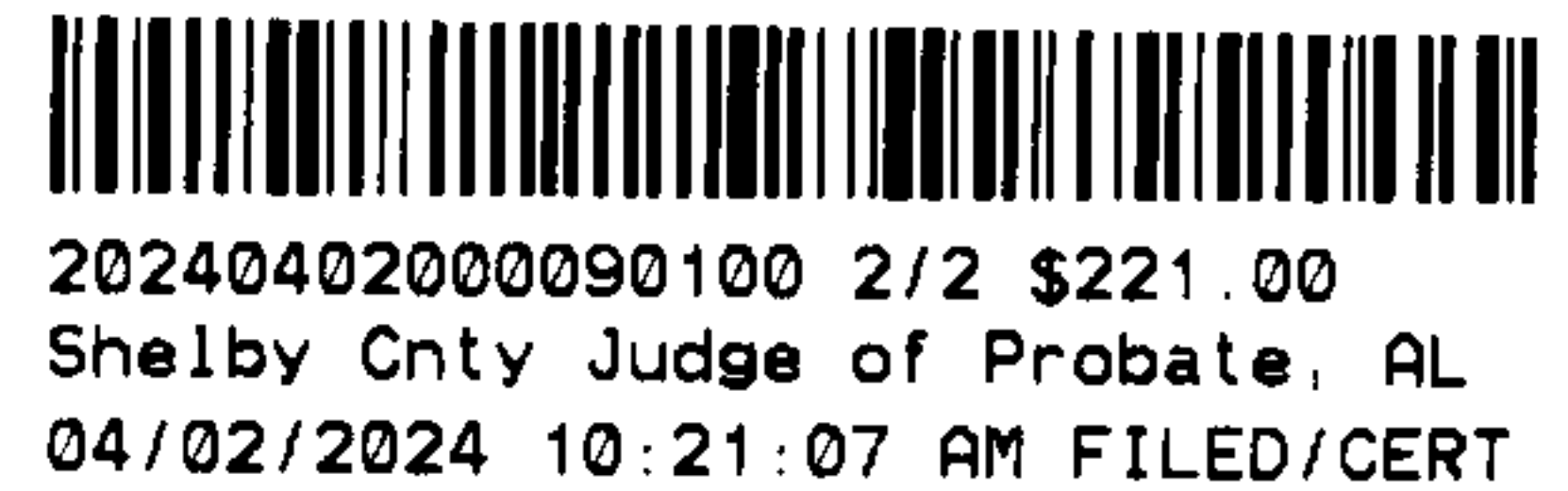
Grantee's Name Anthony Scott Howard
 Mailing Address 812 Hwy 50
Vandiver AL
35176

Property Address 812 Hwy 50
Vandiver AL
35176

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 195,970



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 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 3-29-24

Print Anthony S. Howard

Sign Anthony S. Howard

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1