

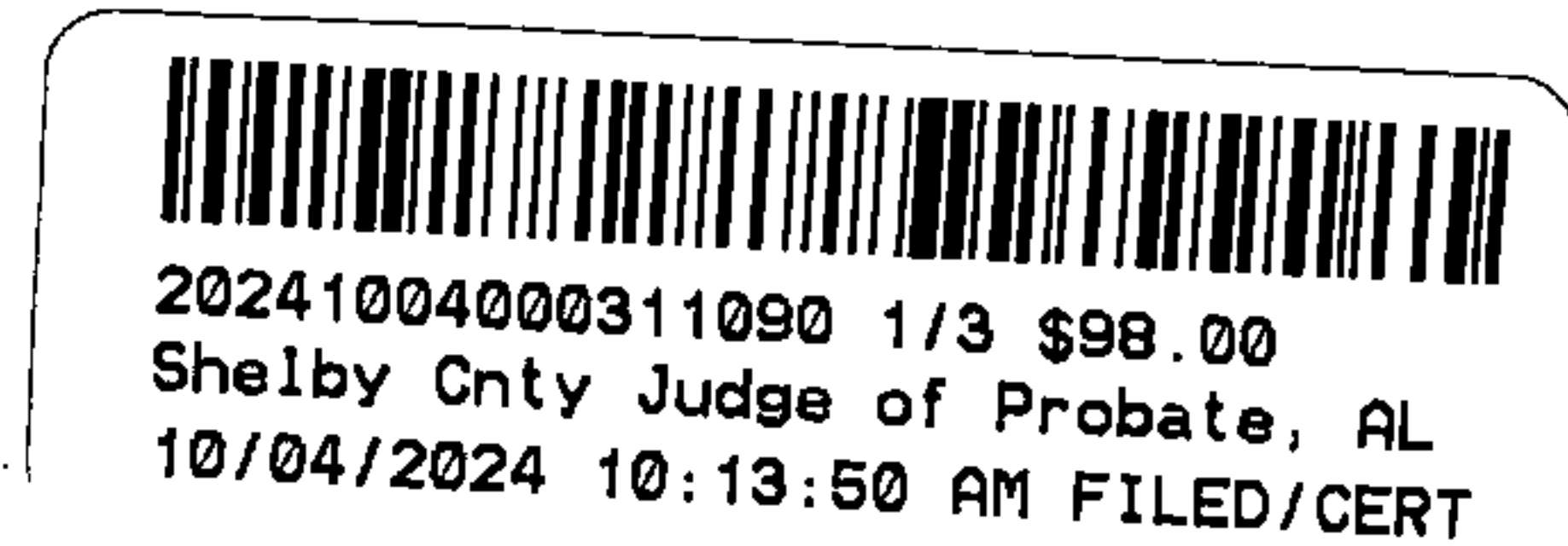
This instrument prepared by:

ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

Send tax notice to:

Ms. Patsy Wilson
2000 Highway Way
Calera AL 35040

QUIT CLAIM DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **MELISSA WINDHAM**, a married woman (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto **PATSY WILSON** (herein referred to as Grantee), all my right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 967, according to the Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, page 15 A & B, in the Probate Office of Shelby County, Alabama. Located in Waterford Subdivision, Calera, Alabama, 35040.

SUBJECT TO:

Taxes for 2024, and subsequent years, easements, restrictions, rights-of-way, and permits of record.

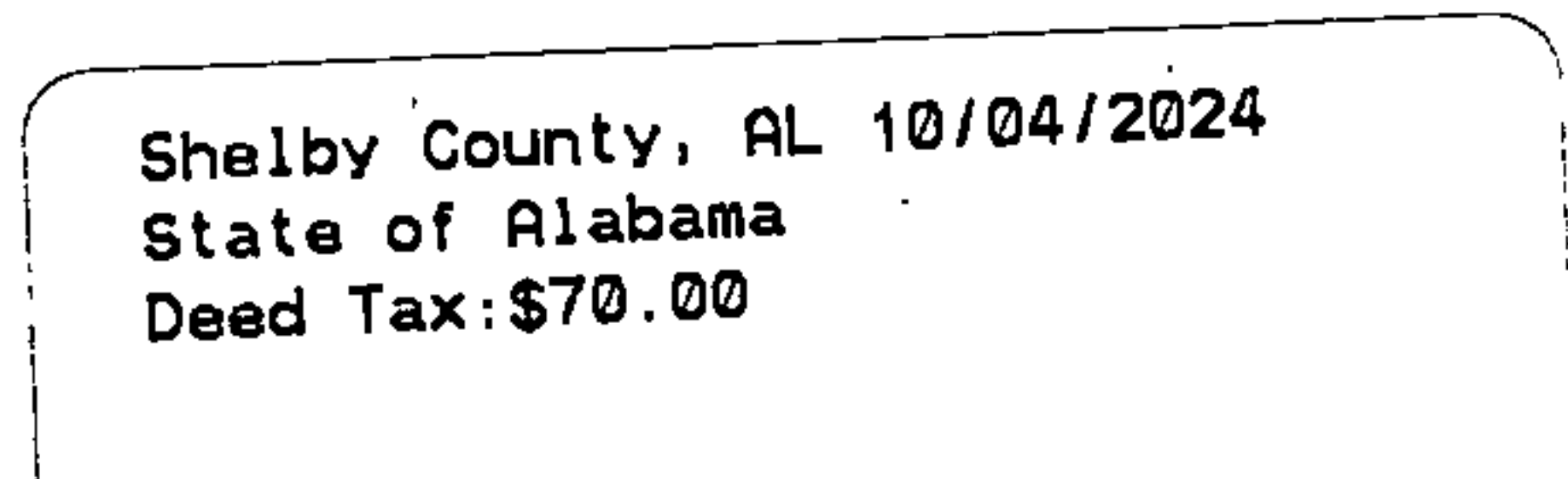
Chris Wilson, Melissa Windham and Jeremy Wilson are the only heirs at law of Donald C. Wilson and Patsy Wilson. Donald C. Wilson died on December 20, 2023.

Real property is not part of Grantor's homestead.


TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of September, 2024.

Melissa Windham
Melissa Windham



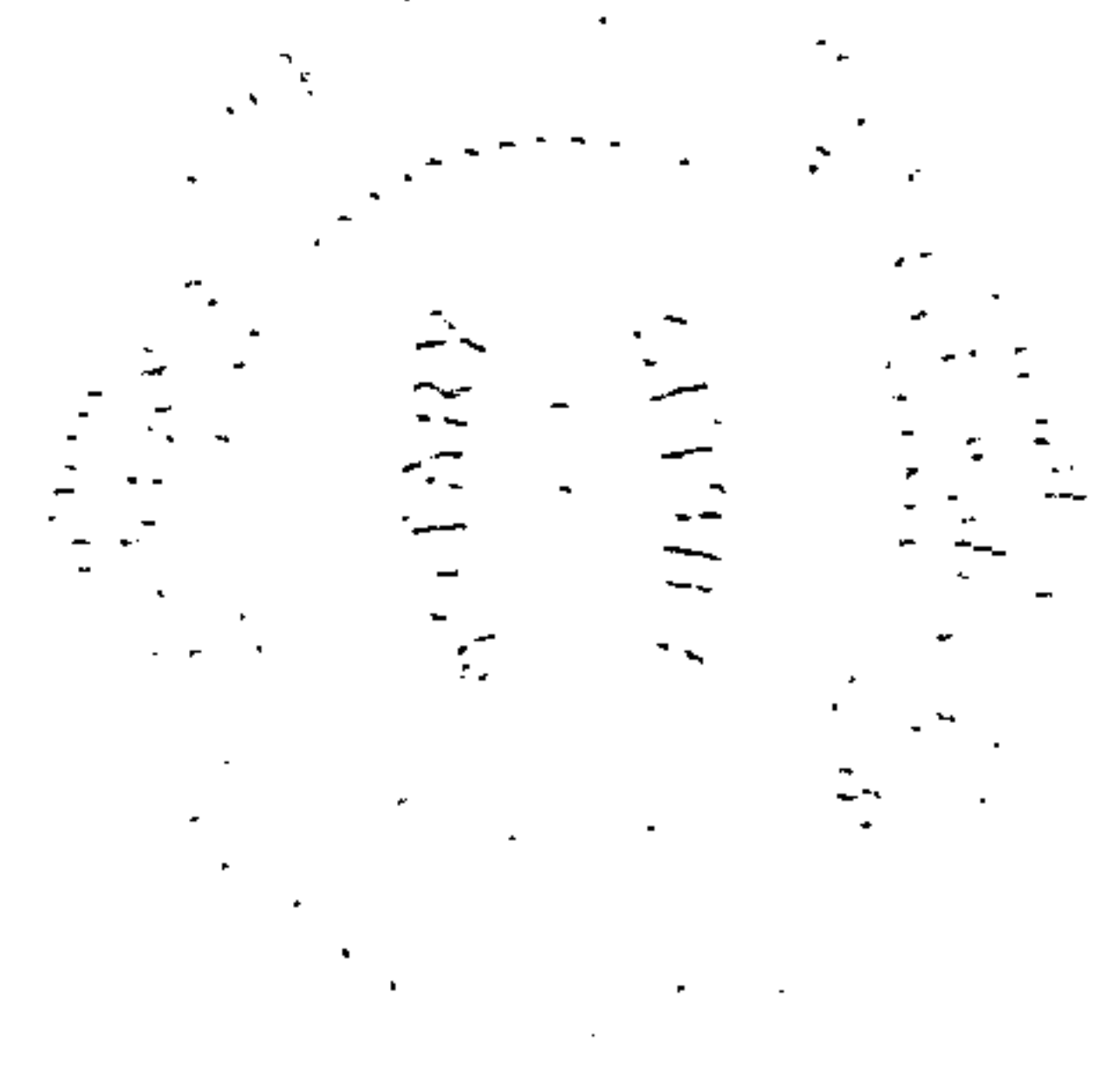
STATE OF ALABAMA)
Shelby COUNTY)


20241004000311090 2/3 \$98.00
Shelby Cnty Judge of Probate, AL
10/04/2024 10:13:50 AM FILED/CERT

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Melissa Windham, a married woman, 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 17th day of September, 2024.

Amy Wilbanks
Notary Public
My Commission Expires: 4-7-25



Real Estate Sales Validation Form

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

Grantor's Name Melissa Windham
Mailing Address 809 Waterford Cove Lane
Calera, AL 35040

Grantee's Name Patsy Wilson
Mailing Address 2000 Highview Way
Calera, AL 35040

Property Address 2000 Highview Way
Waterford Subdivision
Calera, 35040

Date of Sale

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 69,775.00 - 1/4

AL



20241004000311090 3/3 \$98.00
Shelby Cnty Judge of Probate, AL
10/04/2024 10:13:50 AM FILED/CERT

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 September 17, 2024

Print Melissa Windham

Unattested

Sign Melissa Windham

(verified by)

(Grantor/Grantee/Owner/Agent) circle one