



20250410000106470 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/10/2025 09:33:56 AM FILED/CERT

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of and pursuant to the terms of the Agreement in Contemplation of Divorce dated 07 April, 2025, in Shelby County, Alabama Circuit Court case # DR-2025-900-194, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Tina McClain, the spouse of the Grantee herein**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Donald Earl Lowery**, hereinafter known as the GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

North 1/3 of East 1/2 of SW 1/4 of NE 1/4, except 4 lots sold to T. T. Wade, D. R. Lowery, T. W. Cadle, and Kenneth D. Cost and Debra D. Cost, as described in Deed Books 182, Page 486; Deed Book 192, Page 260; Deed Book 170; and Deed Book 353, Page 843; Also the North 1/3 of the West 1/3 of the SE 1/4 of NE 1/4, all in Section 3, Township 24 North, Range 13 East. Situated in Shelby County, Alabama.

The legal description herein was provided by the GRANTEE and was taken from that certain instrument recorded as Instrument # 20140815000255230 as recorded in the Shelby County Probate Office, and was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 07 day of April, 2025.

Tina McClain

Tina McClain
Grantor



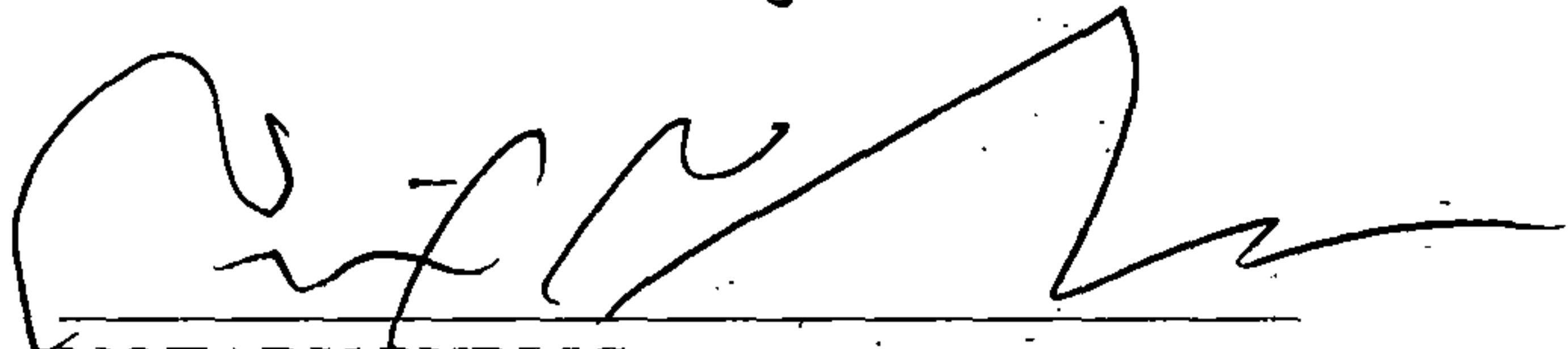
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Tina McClain*, 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 07 day of April, 2025.



NOTARY PUBLIC

My Commission Expires:

3/11/2028

Closing did not occur in the
office of preparer.



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Real Estate Sales Validation Form

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

Grantor's Name Tina McClain
Mailing Address 837 Dancy Ln.
Calera, AL 35040

Grantee's Name D. Lowery
Mailing Address 2321 Shady Ln.
Calera, AL 35040

Property Address 2336 Shady Ln.
Calera, AL 35040

Date of Sale 4/7/25
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 233,330.1

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 Direct - to Char Father

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 4-7-25

Print Tina McClain

Unattested

Sign TM McClain

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1