



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 **Donald Earl Lowery, the spouse of the Grantee herein**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Tina McClain**, 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:

Situated in the City of Calera, County of Shelby and State of Alabama, and described as follows: Lot 98-A, according to the survey of Davenport, Amended Plat of Sector 11, as recorded in Map Book 27, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

The legal description herein was provided by the GRANTEE and was provided by the Grantee herein, 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.

Donald Earl Lowery
Grantor



20250410000106480 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/10/2025 09:33:57 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Donald Earl Lowery*, 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 09 day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 3/11/2028

Closing did not occur in the
office of preparer.



20250410000106480 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/10/2025 09:33:57 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Don Lowery
Mailing Address 2381 Shady Ln.
Calera, AL 35046

Grantee's Name Tim McLean
Mailing Address 837 Davenport Ln.
Calera, AL 35046

Property Address 837 Davenport Ln.
Calera, AL 35046

Date of Sale 4/7/25

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 178,900 -

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 Divorce - to clear title

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

Unattested

(verified by)

Print

Sign

Donald E. Lowery
Donald E. Lowery
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1