



20250410000106490 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/10/2025 09:33:58 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:

The following described property situated in the SW 1/4 of the NE 1/4 of Section 3, Township 24, Range 13 East. Beginning at the SW corner of the North third- E 1/2 of SW 1/4 of NE 1/4 of said Section and run thence East along the South boundary line of the said North third of the East one-half and along the South side of the Wade Lot for a distance of 210.0 feet to the Southeast corner of the Wade Lot for the Point of Beginning; Thence continue along the same said line for a distance of 150.00 feet; Thence turn an angle of 110 degrees 19 minutes to the left for a distance of 190.9 feet to the South side of the Shady Lane Road; Thence turn an angle of 97 degrees 47 minutes to the left and parallel to said Road for a distance of 100.00 feet; Thence turn an angle of 63 degrees 51 minutes to the left for a distance of 132.08 feet to the Point of Beginning.

The legal description herein was provided by the GRANTEE and was taken from that certain instrument recorded in Book 313, Page 339 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.



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

Tina McClain

Tina McClain
Grantor

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.

[Signature]

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 Davenport Ln.
CALEBA, AL 35040

Grantee's Name Don Lowery
Mailing Address 2381 Shady Ln.
CALEBA, AL 35040

Property Address 2381 Shady Ln.
CALEBA, AL 35040

Date of Sale 4/7/25

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 155,000.

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 Dispute - 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 Tina McClain

Sign

Tina McClain

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1