



20251002000304630 1/3 \$335.00
Shelby Cnty Judge of Probate, AL
10/02/2025 03:03:38 PM FILED/CERT

Prepared by:

Name:
Margaret Wockenfuss

Address:
123 Shire Valley Farms
Columbiana, AL 35051

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, the receipt of which is hereby acknowledged, the undersigned Michael K. Wockenfuss, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quit claim, unto Margaret E. Wockenfuss
123 Shire Valley Farms Columbiana AL 35051, whose tax mailing address is (123 Shire Valley Farms, Columbiana, AL 35051) all the Grantor's rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama:

INSERT LEGAL DESCRIPTION OF ALL PARCELS HERE

Parcel #: 16 3 07 0 000 001.009

Metes and Bounds: BEG NW COR NE1/4 E1400.46 SWLY516.2 SLY220.25
SELY174.6 SLY171.94 WLY964.86 TO E ROW CO RD #445 NWLY ALG ROW 49.2
E58.14 N649.78 TO POB

Book: 00 Page: 000 Acreage: 16.0000 Section: 07 Township: 20S Range:
01E

Shelby County, AL 10/02/2025
State of Alabama
Deed Tax: \$307.00

Subject to:
Any unpaid Ad Valorem taxes

Subject to all easements, encumbrances, restrictions and rights of way of record.

THIS QUIT CLAIM DEED IS EXECUTED AND DELIVERED TO REMOVE Michael E. Wockenfuss



20251002000304630 2/3 \$335.00
Shelby Cnty Judge of Probate, AL
10/02/2025 03:03:38 PM FILED/CERT

TO HAVE AND TO HOLD, to the said Grantee and Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part, acting by and through its duly authorized representatives, has caused this instrument to be executed and delivered as the official act of the Grantor on the 04 day of Sept., 2025.

Michel R. Wockenfass
Signature

Margaret E. Wockenfass
Signature

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify

that being informed of the contents of said executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 04 day of Sept., 2025

[Signature]

NOTARY PUBLIC
My Commission expires: 3/11/2028

Real Estate Sales Validation Form

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

Grantor's Name: Michael K. Wockenfuss
Mailing Address: 12803 Bent Hogan Court
Shalimar FL 32579

Grantee's Name: Margaret E. Wockenfuss
Mailing Address: 123 Shire Valley Farms
Columbiana AL 35051

Property Address: 123 Shire Valley Farms
Columbiana AL 35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1/2 = 9306,750.00

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: 10/02/2025

Print: Margaret E. Wockenfuss
Sign: Margaret E. Wockenfuss
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)