



20121221000487900 1/4 \$73.00
Shelby Cnty Judge of Probate, AL
12/21/2012 10:29:17 AM FILED/CERT

THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY
PREPARED BY:

Adam Nelson
530 Waterford Lake Circle
Calera, Alabama 35040

WHEN RECORDED RETURN TO:

Adam Nelson
530 Waterford Lake Circle
Calera, Alabama, 35040

QUIT CLAIM DEED

On August10, 2012 THE GRANTOR,

- Amy Nelson, Grantor,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE:

- Adam Nelson, Grantee, residing at 530 Waterford Lake Circle, Calera, Shelby County, Alabama 35040

the following described real estate, situated in Calera, in the County of Shelby, State of Alabama:

Legal Description: Lot#821 AA Book: 36 pg 9 Sub: WATERFORD TOWNHOMES SECTOR 1 PHASE 1 RESURVEY OF A RESURVEY OF LOTS 819A THRU 824A

Grantor does hereby grant, bargain and sell all of the Grantor's right, title, and interest in and to the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 20050916000482900

Shelby County, AL 12/21/2012
State of Alabama
Deed Tax:\$52.00

Mail Tax Statements To:
Adam Nelson
530 Waterford Lake Circle
Calera, Alabama 35040



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Grantor Signatures:

DATED: 8/16/12

DATED: 8/16/2012



Amy Nelson
1807 F Woodbrook Circle
Alabaster, Alabama, 35007

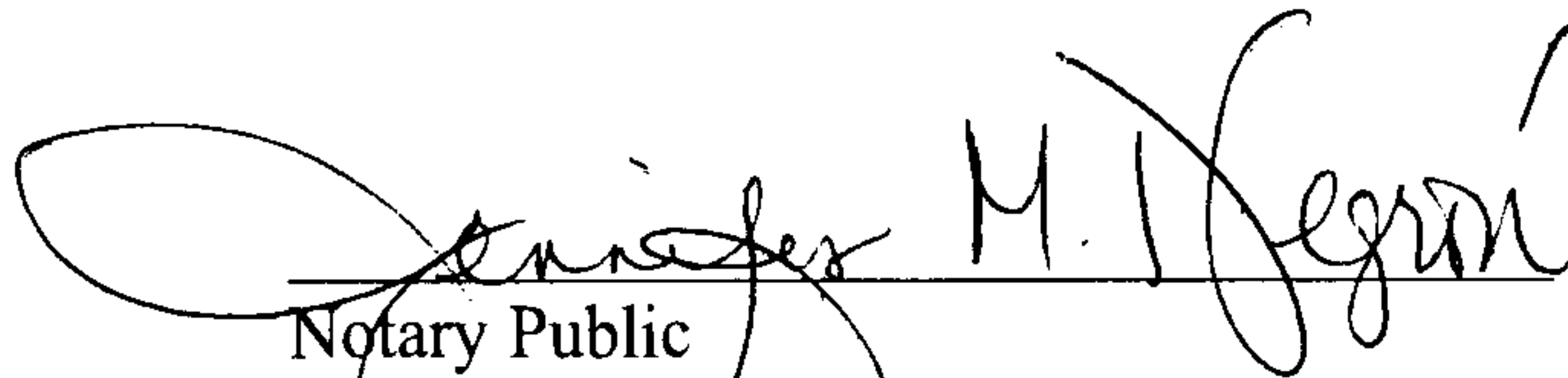


Adam Justin Nelson

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 16th day of August, 2012, before me,
Jennifer Negrón, personally appeared Amy Nelson and Adam Justin
Nelson, known to me (or satisfactorily proven) to be the persons whose names are subscribed to
the within instrument and acknowledged that they executed the same as for the purposes therein
contained.

In witness whereof I hereunto set my hand and
official seal.



Notary Public

Notary Republic at Large
Title (and Rank)

My commission expires 08/2014

Signature and Notary for Quit Claim Deed regarding 530 Waterford Lake Circle



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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 Amy Nelson
Mailing Address 10900 E Taylor Road
Gulfport, MS 39503

Grantee's Name Adam Nelson
Mailing Address 530 Waterford Lake
Circle
Calera AL 35040

Property Address 530 Waterford Lake
Circle
Calera AL 35040

Date of Sale 8-10-2012
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 103,700

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 _____

Print Adam Nelson

✓ Unattested K. M. Nelson
(verified by)

Sign Adam Nelson

(Grantor/Grantee/Owner/Agent) circle one

