

**THIS INSTRUMENT WAS PREPARED BY:**

Samantha Rush  
1330 21st Way South, Suite 300  
Birmingham, Alabama 35205

**SEND TAX NOTICE TO:**

Amanda H. Jackson  
3064 Eagle Ridge Lane  
Birmingham, Alabama 35242

**QUITCLAIM DEED**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

**KNOW ALL PERSONS BY THESE PRESENTS,**

**THAT**, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, **DAVID NICHOLAS JACKSON (D. NICK JACKSON)** (hereinafter referred to as GRANTOR), a married man, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell and convey unto **AMANDA H. JACKSON**, (hereinafter referred to as "GRANTEE"), a married woman, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 18, ACCORDING TO THE SURVEY OF THE HILLS AS BROOKHIGHLAND, AS RECORDED IN MAP BOOK 37, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING.**

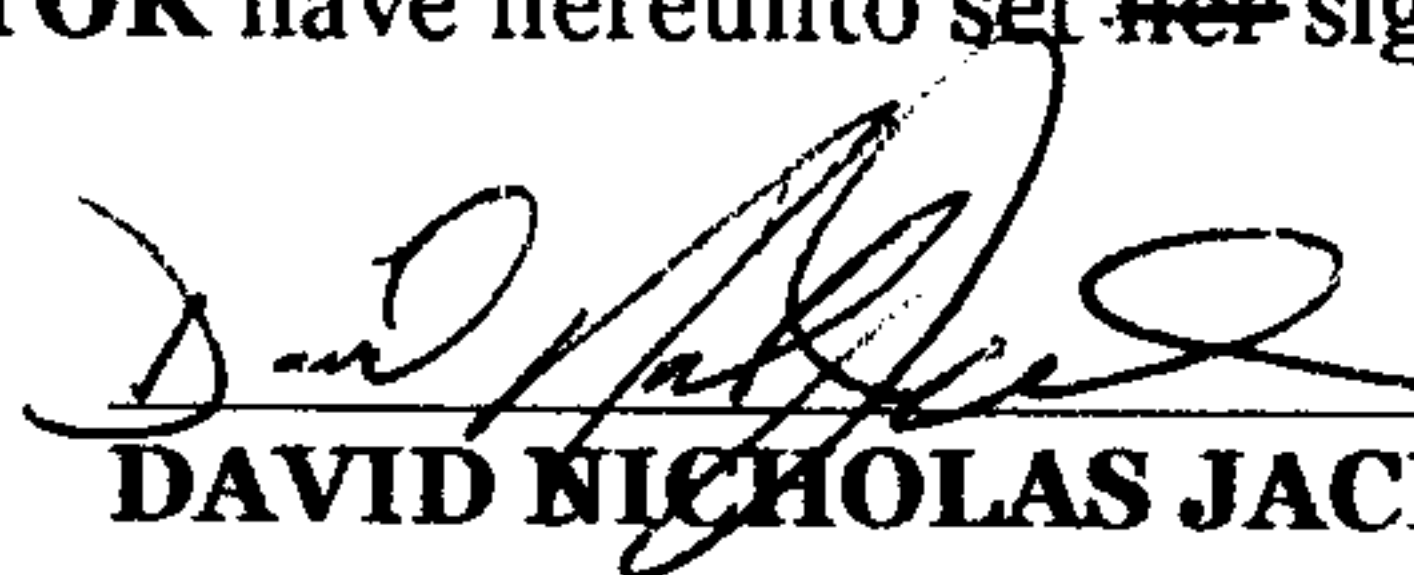
**THIS CONVEYANCE IS SUBJECT TO: EXHIBIT A ATTACHED HERETO AS THE PARTIES ORIGINAL STATUTORY WARRANTY DEED (JOINT TENANCY RIGHT OF SURVIVORSHIP)**

**THIS INSTRUMENT WAS PREPARED PURSUANT TO THAT CERTAIN FINAL JUDGMENT OF DIVORCE, CASE NUMBER: DR 2013-900270, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA.**

**THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE ABOVE-REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.**

**TO HAVE AND TO HOLD** to the said Grantee, and to the Grantee's heir and assigns, in fee simple, forever.

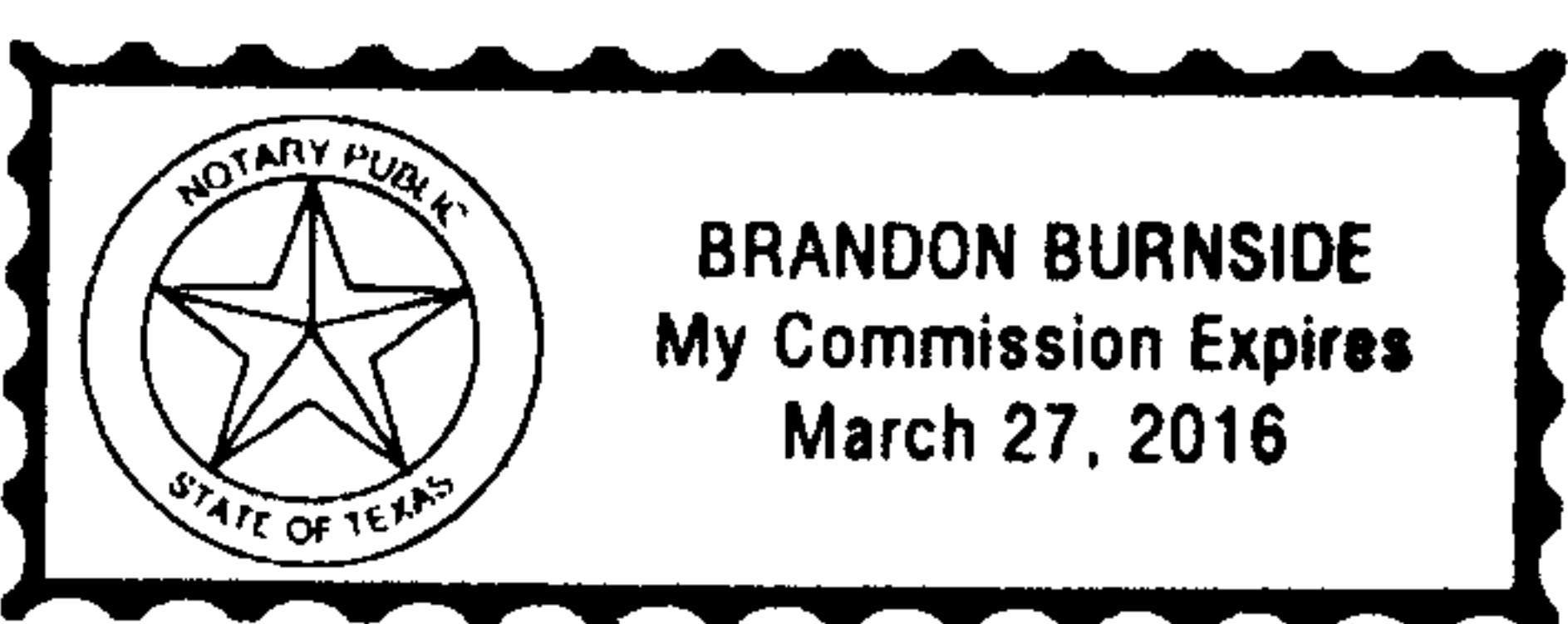
IN WITNESS WHEREOF, the said GRANTOR have hereunto set <sup>his</sup> signature and seal this 23<sup>rd</sup> day of October, 2013.


 (SEAL)  
**DAVID NICHOLAS JACKSON**

~~STATE OF ALABAMA~~ )  
~~JEFFERSON COUNTY~~ )  
TEXAS  
Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID NICHOLAS JACKSON**, whose name is signed to the foregoing instrument 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 23<sup>rd</sup> day of October, 2013.



  
Notary Public  
My commission expires: March 27 2016

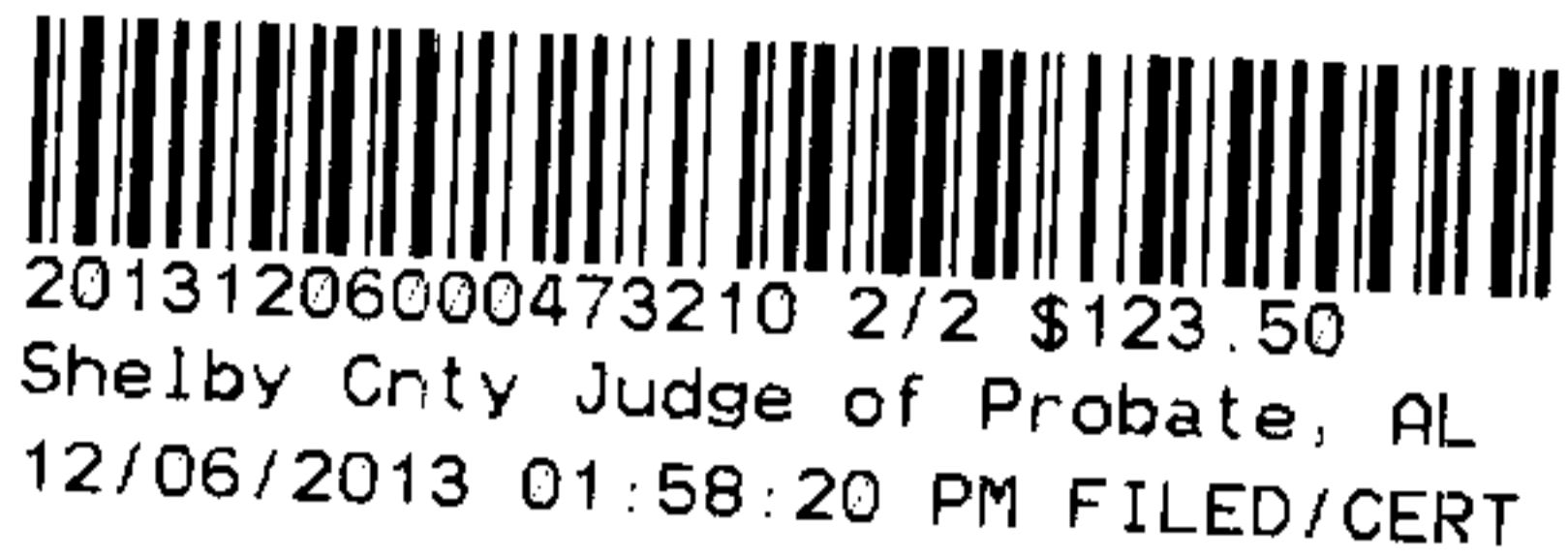


Real Estate Sales Validation Form

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

Grantor's Name Amanda Jackson Nick Jackson Mailing Address 3064 Eagle Ridge Ln. Birmingham, AL 35242 Grantee's Name Amanda Jackson Mailing Address 451 Conroy Circle Sterrett, AL 35147

Property Address 3064 Eagle Ridge Ln. Birmingham, AL 35242 Date of Sale Total Purchase Price \$ or Actual Value \$ or Assessor's Market Value \$ 212,500 1/2 - 106,250



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 12/4/13 Print Amanda Jackson Sign Amanda Jackson (Grantor/Grantee/Owner/Agent) circle one Unattested (verified by) Notary

MCE: 8-29-17