

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:  
GEORGE M. VAUGHN  
WEAVER TIDMORE, LLC  
300 CAHABA PARK CIRCLE STE 200  
BIRMINGHAM, ALABAMA 35242

SEND TAX NOTICE TO:  
M. SEAN ADAMS  
256 HIDDEN MEADOWS LANE  
WILSONVILLE, ALABAMA 35186

STATE OF ALABAMA)  
COUNTY OF SHELBY)

### QUIT CLAIM DEED

**Know All Men by These Presents:** That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is acknowledged, WE, NICOLE M. PALMIERI AND M. SEAN ADAMS, HUSBAND AND WIFE, (herein referred to as GRANTORS) do hereby release, remise, quitclaim, grant, sell and convey unto M. SEAN ADAMS (herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama, to-wit:


LOT 5-A, ACCORDING TO A RESURVEY OF HIDDEN MEADOWS AND ACREAGE, AS RECORDED IN MAP BOOK 37, PAGE 96 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

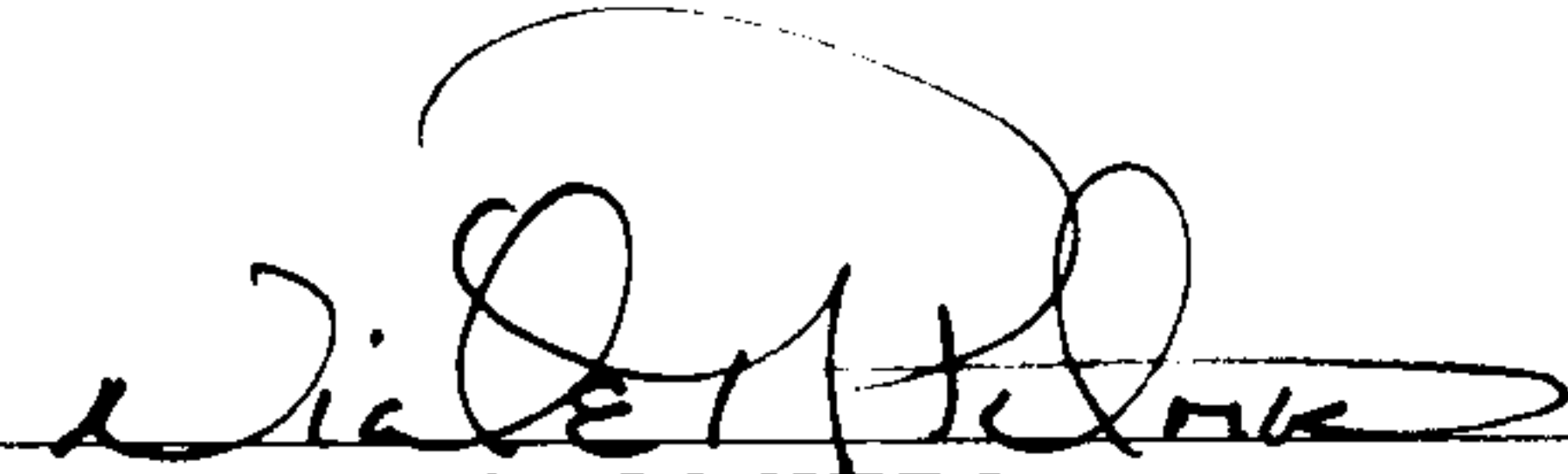
\*\*\*TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE\*\*\*

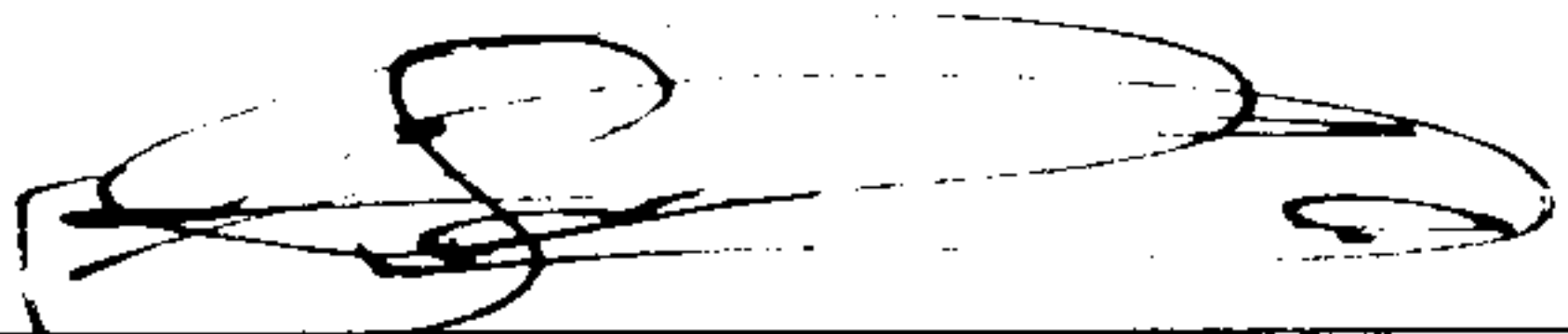
**TO HAVE AND TO HOLD** Unto the said GRANTEE and his heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTORS, NICOLE M. PALMIERI AND M. SEAN ADAMS, have hereunto set their signatures and seals, this the 8<sup>th</sup> day of January, 2014.

  
20140108000008490 1/3 \$35.50  
Shelby Cnty Judge of Probate: AL  
01/08/2014 03:43:38 PM FILED/CERT

Shelby County: AL 01/08/2014  
State of Alabama  
Deed Tax: \$15.50

  
NICOLE M. PALMIERI

  
M. SEAN ADAMS

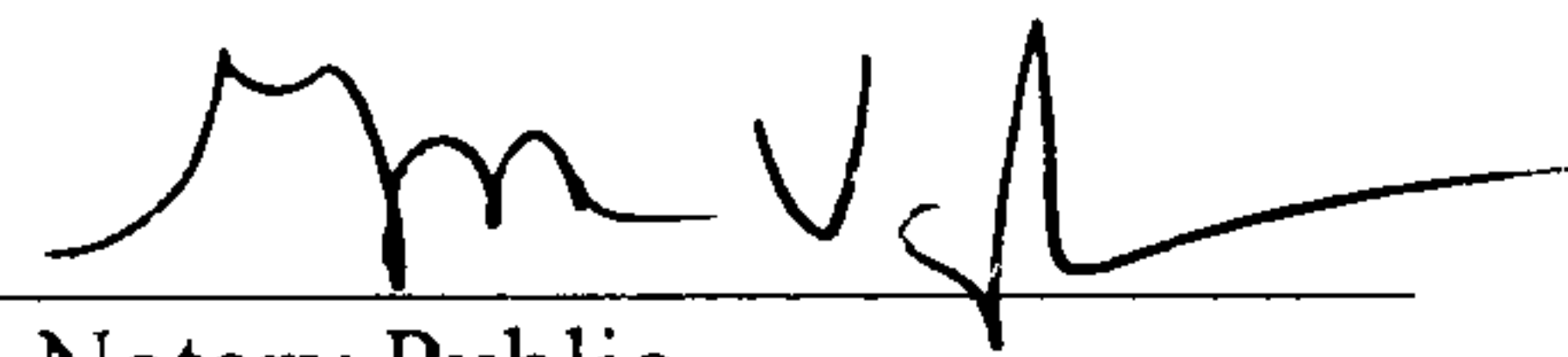
STATE OF Alabama

COUNTY OF Shelby )

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that NICOLE M. PALMIERI, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under our hand this the 8<sup>th</sup> day of January 2014.

  
Notary Public

My commission expires: 9/18/2017


STATE OF Alabama)

COUNTY OF Shelby )

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that M. SEAN ADAMS, whose name is signed to the foregoing conveyance, 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 our hand this the 8<sup>th</sup> day of January 2014.

  
Notary Public

My commission expires: 9/18/2017



20140108000008490 2/3 \$35.50  
Shelby Cnty Judge of Probate, AL  
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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 Nicole Palmieri  
Mailing Address 256 Hidden Meadows Ln  
Wilsonville AL 35186

Grantee's Name M Sean Adams  
Mailing Address 256 Hidden Meadows Ln  
Wilsonville AL 35186

Property Address 256 Hidden Meadows  
35186

Date of Sale 1/5/14  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
 Assessor's Market Value \$ 30,960

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 Tax office

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 Michael Sean Adams

Unattested

Karen Nelson

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

