

This instrument was prepared by  
Frank Steele Jones  
FRANK JONES & ASSOCIATES, LLC  
500 Southland Drive, Suite 230  
Birmingham, Alabama 35226

QUITCLAIM DEED

STATE OF ALABAMA     )  
  )     **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY         )

That in consideration of **Ten Dollars and No/100 (\$10.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Wells Fargo** (herein referred to as the Grantor, whether one or more), hereby remises, releases, quits claim, grants, sells, and conveys unto **Melissa Williams** (herein referred to as the "Grantee", whether one or more), all its right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 34, according to the Survey of Indian Valley, Third Sector, as recorded in Map Book 5, page 97 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

**This Quit Claim Deed is being executed and recorded solely for the purpose of clearing title and correcting the incorrect transfer from the deed date November 8, 2011, filed on November 8, 2011 in Instrument #20111108000336040 and for no other purpose.**

**TO HAVE AND TO HOLD** to the said Grantee forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, on behalf of the corporation, on  
this   9th   day of **May, 2014**.

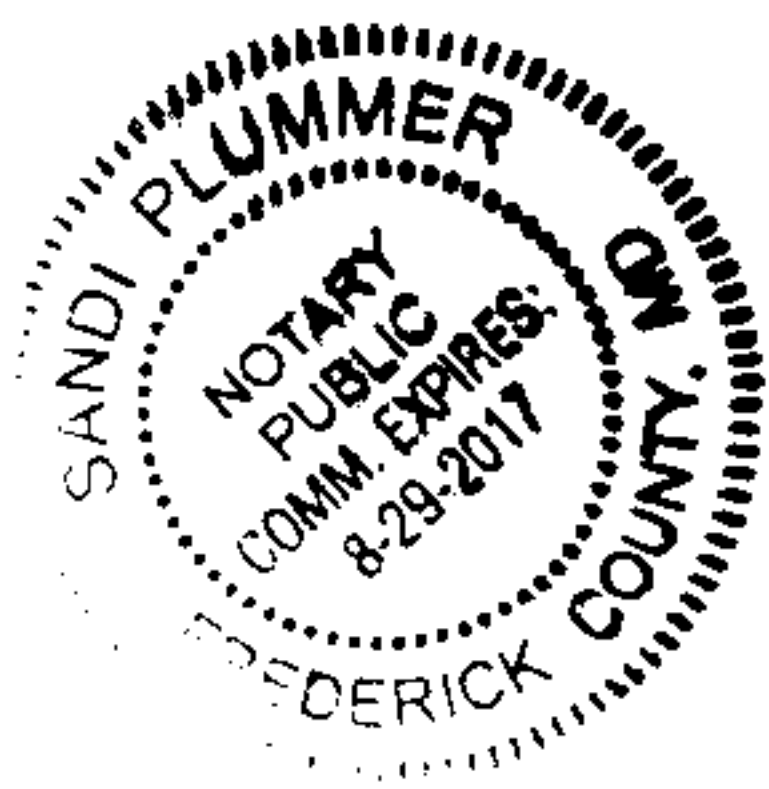
**Wells Fargo Bank**

By:  (Seal)  
**Edward A. DeBus , Vice President**

STATE OF MARYLAND     )     Corporate Acknowledgment  
FREDERICK COUNTY     )


I, Sandi Plummer, a Notary Public in and for said County, in said State, hereby certify that **Edward A. DeBus, as the Vice-President of Wells Fargo Bank**, 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 and with full authority of said corporation, he executed the same voluntarily as the act of said company on the day the same bears date.

Given under my hand and official seal this   9th   day of **May, 2014**.



  
Notary Public – Sandi Plummer  
My Commission Expires:   08/29/2017  

**File # 2014030**

  
20140710C00209170 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
07/10/2014 10:47:41 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name WELLS FARGO  
Mailing Address \_\_\_\_\_

Grantee's Name MOLISSA WILLIAMS  
Mailing Address 2528 KONA WIND CIR  
BIRMINGHAM AL  
35244

Property Address 2528 KONA WIND CIR,  
BIRMINGHAM AL  
35244

Date of Sale 5/9/14  
Total Purchase Price \$ \$10.00  
or  
Actual Value \$ \_\_\_\_\_

Assessor's Market Value \$ 161,500.00



20140710000209170 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
07/10/2014 10:47:41 AM FILED/CERT

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 6/25/14

Print Frank Steele Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1