


STATE OF ALABAMA)

JEFFERSON COUNTY)

QUITCLAIM DEED

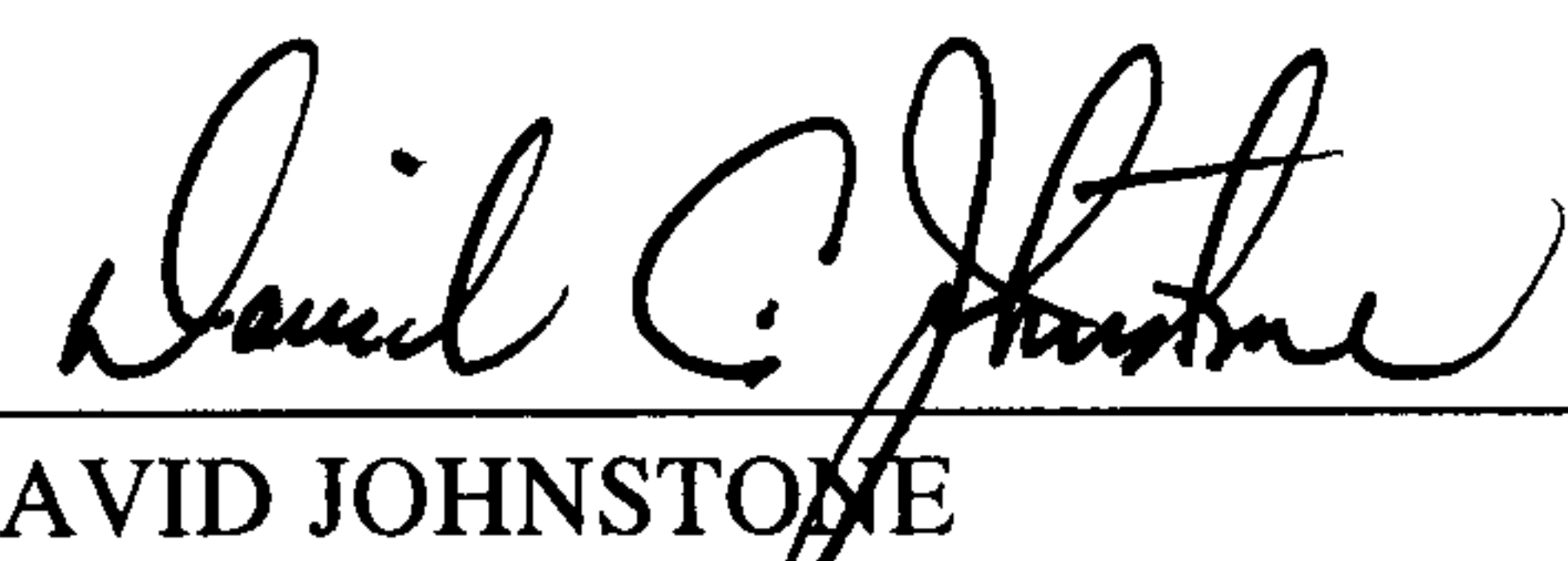

20150120000020510 1/2 \$152.50
Shelby Cnty Judge of Probate, AL
01/20/2015 02:41:17 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations in hand paid to DAVID JOHNSTONE, a married man (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to ANITA JOHNSTONE (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 16, According to the survey of The Cottages at Southlake as recorded in Map Book 16, Page 139 in the Probate Office of Shelby County, Alabama; Together with an undivided 1/30th interest in and to the Common Area as designated on the said record map, mineral and mining rights excepted.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature the 24th day of October, 2014.



DAVID JOHNSTONE

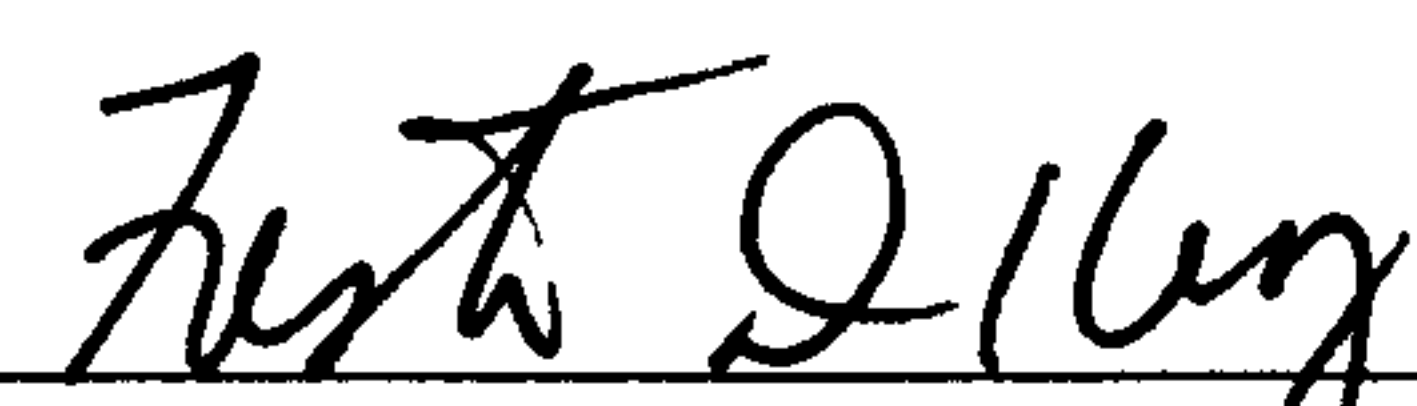
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

Shelby County, AL 01/20/2015
State of Alabama
Deed Tax: \$135.50

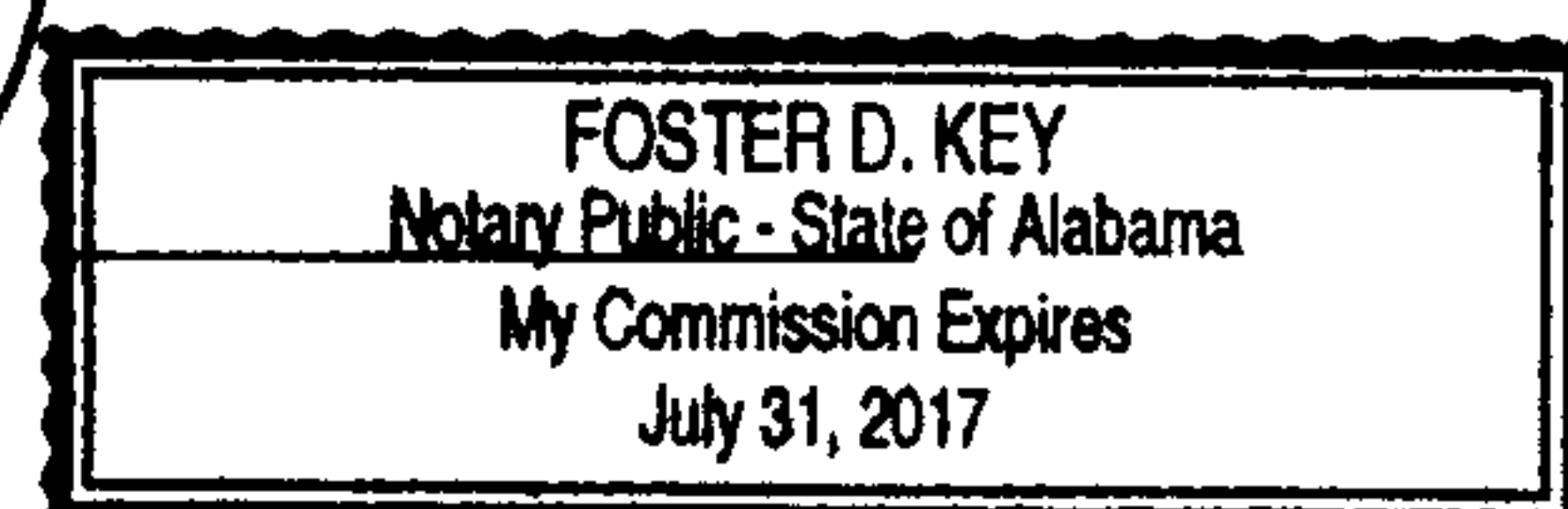
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Johnstone, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2014.



Notary Public
My commission expires:

This instrument prepared by:
Jeffrey E. Rowell, Esquire
Campbell & Rowell, L.L.P.
Post Office Box 26427
Birmingham, Alabama 35260



No title opinion requested, none rendered.

Real Estate Sales Validation Form

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

Grantor's Name David C. Johnstone
Mailing Address 1036 Paul Bear Bryant Rd.
72
Alpine, AL 35014

Grantee's Name Anita D. Johnstone
Mailing Address 5024 Lakeview Circle
Hoover, AL 35244

Property Address 5024 Lakeview Circle
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value

\$ 270,100

or

Assessor's Market Value \$ _____



20150120000020510 2/2 \$152.50
Shelby Cnty Judge of Probate, AL
01/20/2015 02:41:17 PM 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 Shelby Co. Recording 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 JEFF ROWELL

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1