

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That to clear title, Teresa Cruger, a married woman ("Grantor"), does remise, quit claim and convey to Phelan Webb ("Grantee") all of her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID 231012004012

COM NW COR SE1/4 NW1/4 S 305' SELY 144' TO POB SWLY 75' SELY 200' NELY 210' W 220' SLY 75' TO BOP S1 T21S R2W SCAL DIM 220X210 IRR BEAT 7

This property does not constitute the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD to the Grantee, her heirs and assigns forever.

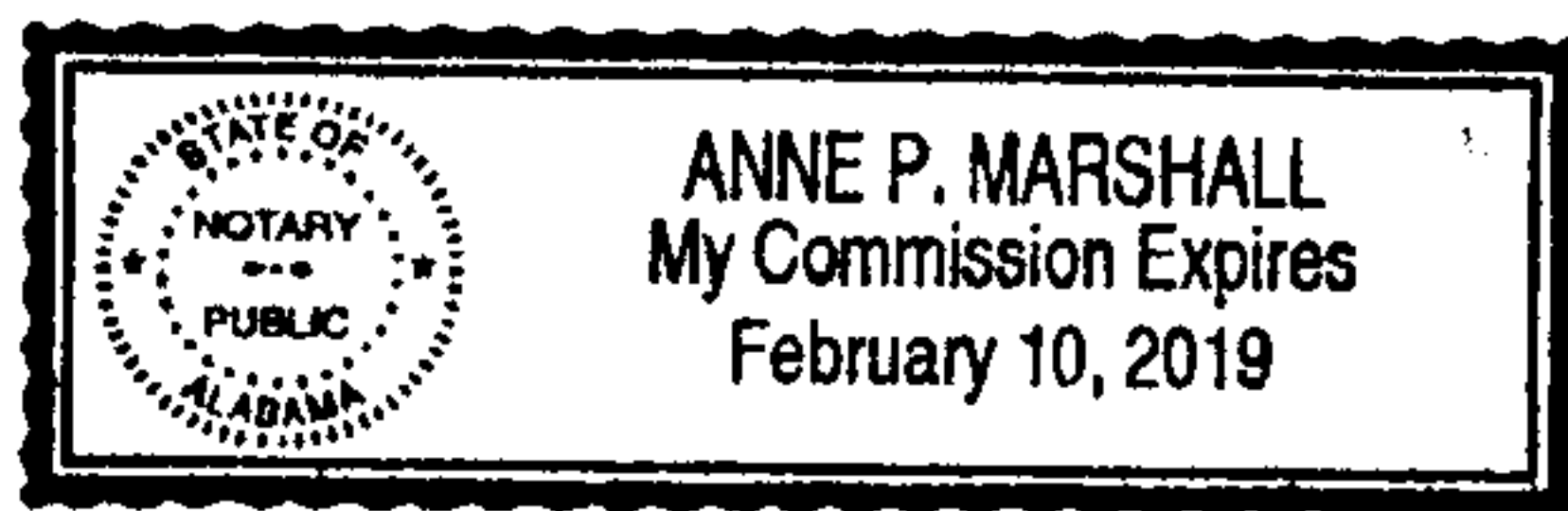
Given under my hand and seal this 23rd day of March, 2015.



Teresa Cruger

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Cruger, a married woman, 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 my hand and seal this 23rd day of March, 2015.





Notary Public

My Commission Expires: _____

This instrument prepared by:

James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244


20150330000099020 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
03/30/2015 01:05:08 PM 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 Teresa Cruger
Mailing Address 1733 Cedarwood Lane
Hoover, AL 35244

Grantee's Name Phelan Webb
Mailing Address 6207 Tamannary Drive
Greensboro, NC 27455

Property Address Part of the SE 1/4 of NW 1/4 of
Section 1, TS 21 South, Range
2 West, Shelby County, AL

Date of Sale 3/23/2015
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1/3 - \$2,424.00



Shelby Cnty Judge of Probate, AL
03/30/2015 01:05:08 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 Tax Assessor Report

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 3/23/15

Print James J. Adam, Jr., atty

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form