

QUITCLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

**KNOW ALL MEN BY THESE PRESENTS
DESCRIPTION FURNISHED BY GRANTOR**

That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Thomas R. Sparks and Wife, Bronjalin Sparks, and Bernice N. Sparks, hereby remises, releases, quit claims, grants, sells, and conveys to Thomas R. Sparks, an unmarried man, (hereinafter called Grantee) all their rights, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 200, according to the Final Plat of Holland Lakes, Sector 3, as recorded in Map Book 37, page 85, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the non-exclusive easement to use the Common Area as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions executed by Holland Lakes, Inc., and filed in Instrument 20050425000196100 in the Probate County, Alabama (the Declaration).

This deed has been prepared pursuant to the agreement executed and filed by the parties in the divorce action number DR-14-900407 in the Circuit Court of Shelby County, Alabama.

Given under our hands and seal this the 8th day of May, 2015.

Thomas R. Sparks (Seal)
Thomas R. Sparks

Bronjalin Sparks (Seal)
Bronjalin Sparks

Bernice N. Sparks (Seal)
Bernice N. Sparks

Shelby County, AL 05/08/2015
State of Alabama
Deed Tax: \$120.50

STATE OF Alabama
Calhoun COUNTY

I, She Lang, a Notary Public for the State of Alabama at large do hereby certify that Thomas R. Sparks, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before 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 the 8th day of May, 2015

She Lang
NOTARY PUBLIC
My Commission Expires: 7-19-2017

20150508000153390 2/3 \$140.50
Shelby Cnty Judge of Probate, AL
05/08/2015 04:03:50 PM FILED/CERT

STATE OF Alabama)
Jefferson COUNTY)

I, Stephanie L. Mara, a Notary Public for the State of Alabama at large do hereby certify that Bronjalin Sparks whose name is signed to the foregoing conveyance and who is known to me, acknowledged before 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 official seal this the 8th day of May 2015.

Stephanie L. Mara
NOTARY PUBLIC
My Commission Expires: 3-10-19

STATE OF Alabama)
Colbert COUNTY)

I, Shirley Lang, a Notary Public for the State of Alabama at large do hereby certify that Bernice N. Sparks whose name is signed to the foregoing conveyance and who is known to me, acknowledged before 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 the 8th day of May 2015.

Shirley Lang
NOTARY PUBLIC
My Commission Expires: 7-19-2017

This instrument was prepared by:

William J. Underwood

Attorney at Law

Post Office Box 245

306 North Dickson St, Tuscumbia, Alabama 35674 (256) 383-1791

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Bronjalin W. Sparks
501 Olde Town Lane
Alabaster AL

Grantee's Name
Mailing Address

Thomas R. Sparks Jr.
1700 7th Ave Sheffield

Property Address

239 Creekside Lane
Pelham AL 35124

Date of Sale

May 8, 2015

Total Purchase Price \$

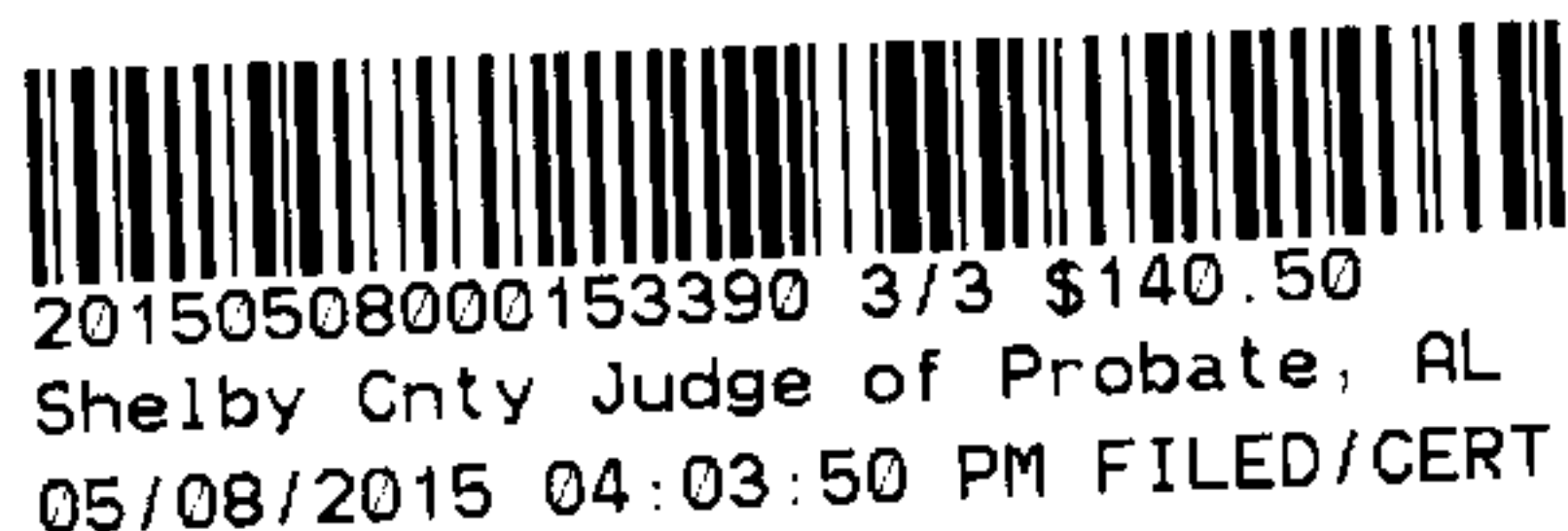
or

Actual Value

\$

or

* Assessor's Market Value \$ 240,900.00
Tax due on 1/2 = \$ 120,450.00



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

5/8/2015

Print

Thomas R. Sparks Jr.

Sign

Thomas R. Sparks Jr.

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1