

This Instrument Prepared By:
Mary Stewart Nelson
400 Century Park South, #224
Birmingham, AL 35226

Send Tax Notice To:
Sara Katherine Yates
34 Homestead Trail
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

20150616000201880
06/16/2015 01:15:49 PM
DEEDS 1/3

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **STEVEN KYLE YATES AND SARA KATHERINE CUNNINGHAM YATES, married husband and wife**, (hereinafter, the "GRANTOR") hereby remises, releases, quitclaims, grants, sells, and conveys to **SARA KATHERINE CUNNINGHAM YATES, a married woman** (hereinafter, the "GRANTEE"), all of their rights, title, interest and claims in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Legal Description: Lot 580, according to the Survey of Forest Lakes, 10th Sector, as recorded in Map Book 31, Page 25 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes or assessments for the year 2015 and subsequent years not yet due and payable;
2. Mineral and mining rights not owned by Grantor;
3. All matters of public record including but not limited to easements, restrictions, covenants, and/or rights of way of record.

to have and to hold to said Grantee forever.

No title search was performed in preparing this deed. No warranties are given by the preparer. None of the above consideration is from a purchase money mortgage filed simultaneously with this deed. Mortgage amount is \$0.00.

Given under her hand and seal, this 16th day of June, 2015.

GRANTOR

GRANTOR

Steven Kyle Yates
STEVEN KYLE YATES

Sara Katherine Cunningham Yates
SARA KATHERINE CUNNINGHAM YATES

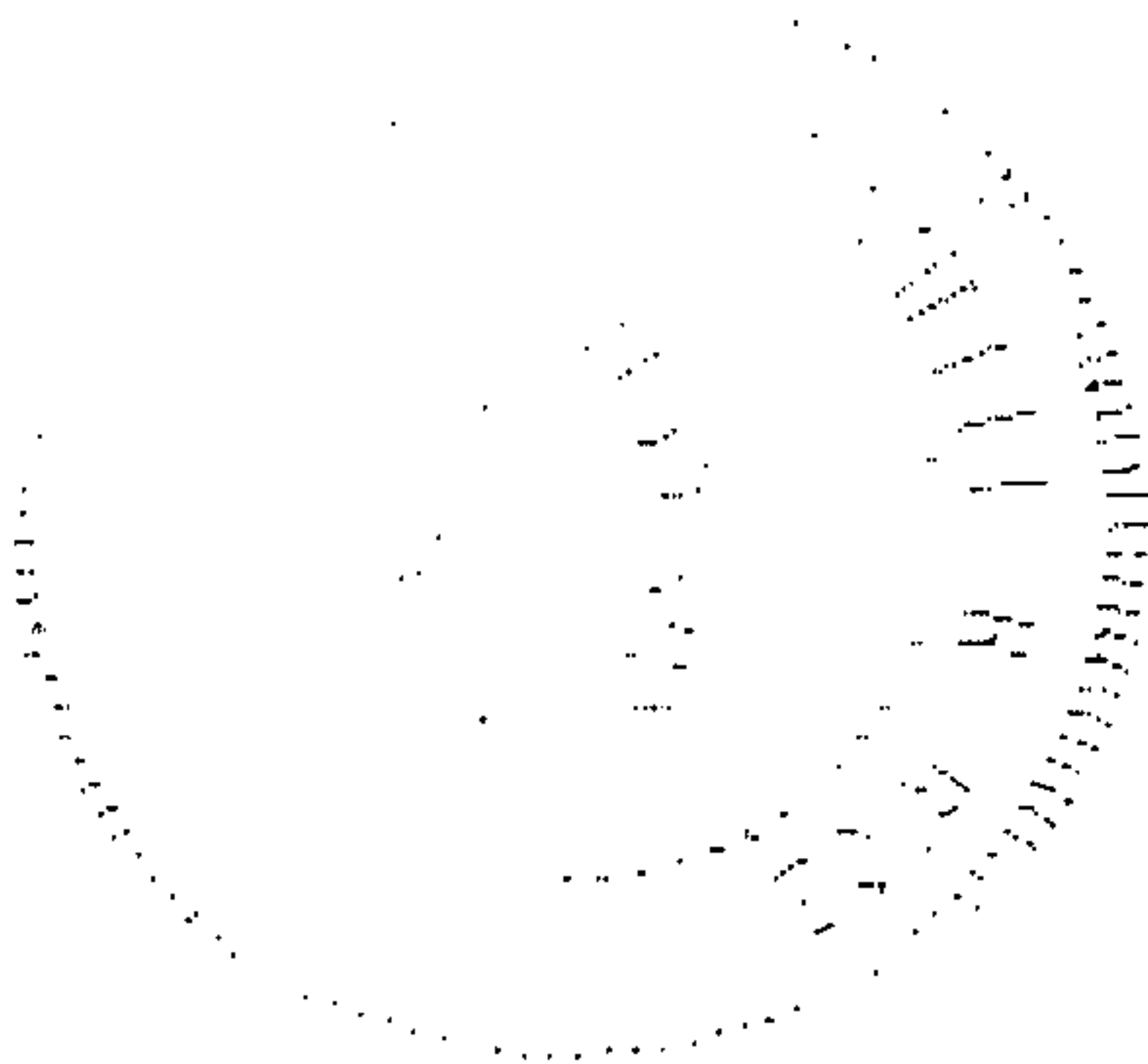
STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgement

I, Michelle Rice, the undersigned authority, a Notary Public in and for said County and State, hereby certify that STEVEN KYLE YATES AND SARA KATHERINE CUNNINGHAM YATES, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 16th day of June, 2015.

Michelle Rice
Notary Public Michelle Rice
My commission expires: 2/3/19



Real Estate Sales Validation Form

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

Grantor's Name Steven + Sara Katherine Yates
Mailing Address 34 Homestead Trail, Pelham, AL 35124

Grantee's Name Sara Katherine Yates
Mailing Address 34 Homestead Trail, Pelham, AL 35124

Property Address 396 Forest Lakes Dr., Sterrett, AL 35147

Date of Sale 6/16/2015
Total Purchase Price \$
or
Actual Value \$

20150616000201880 06/16/2015
01:15:49 PM DEEDS 3/3

Assessor's Market Value \$ 83,200 (1/2 = \$41,600)
deed tax on 1/2 value only

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
X Other tax assessor

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 6/16/15

Print Mary Stewart Nelson

Unattested (verified by)

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/16/2015 01:15:49 PM
\$62.00 CHERRY
20150616000201880

Signature