


1/3 interest  
84,333.33

Send tax notice to:  
Benjamin W. And Lois E. Hodgson  
5035 Applecross Road  
Birmingham, AL 35242

This Instrument Prepared By:  
Susan D. Doughton, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

  
20150623000210540 1/3 \$104.50  
Shelby Cnty Judge of Probate, AL  
06/23/2015 11:23:51 AM FILED/CERT

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).**

**QUIT CLAIM DEED**

STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY         )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Edward Hodgson, a married man (hereinafter referred to as "Grantor"), whose mailing address is 5129 Kirkwall Lane, Birmingham, Alabama 35242, hereby remise, release, quit claim, transfer and convey unto Lois Hodgson and Benjamin Hodgson, husband and wife, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (hereinafter referred to as "Grantees"), whose mailing address is 5035 Applecross Road, Birmingham, AL 35242, all my right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit (the "Property"):

Lot 12, according to the survey of Meadow Brook, Third Sector, as recorded in Map Book 7, Page 66, in the Probate Office of Shelby County, Alabama

Being the same property as conveyed from Aaron Nelson, Auctioneer to Federal Home Loan Mortgage Corporation, as described in Doc. No. 20110331000101130, Recorded 03/31/2011 in SHELBY County Records.

SOURCE OF TITLE: 20120411000125040

Shelby County, AL 06/23/2015  
State of Alabama  
Deed Tax: \$84.50

Property Address: 4968 Meadowbrook Road, Birmingham, AL 35242

Tax Assessor's Market Value of the Property is \$253,000. The Grantor is conveying his undivided one-third interest in the Property to the Grantees of which the Tax Assessor's Market Value is \$84,333.33.

The Property is not the homestead of the Grantor or the Grantees.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees forever.

The Grantor attests, to the best of the Grantor's knowledge and belief that the information contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama §40-22-1(h).

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on June 17, 2015.

Edward Hodgson  
Edward Hodgson

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Edward Hodgson, 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 on June 17, 2015.



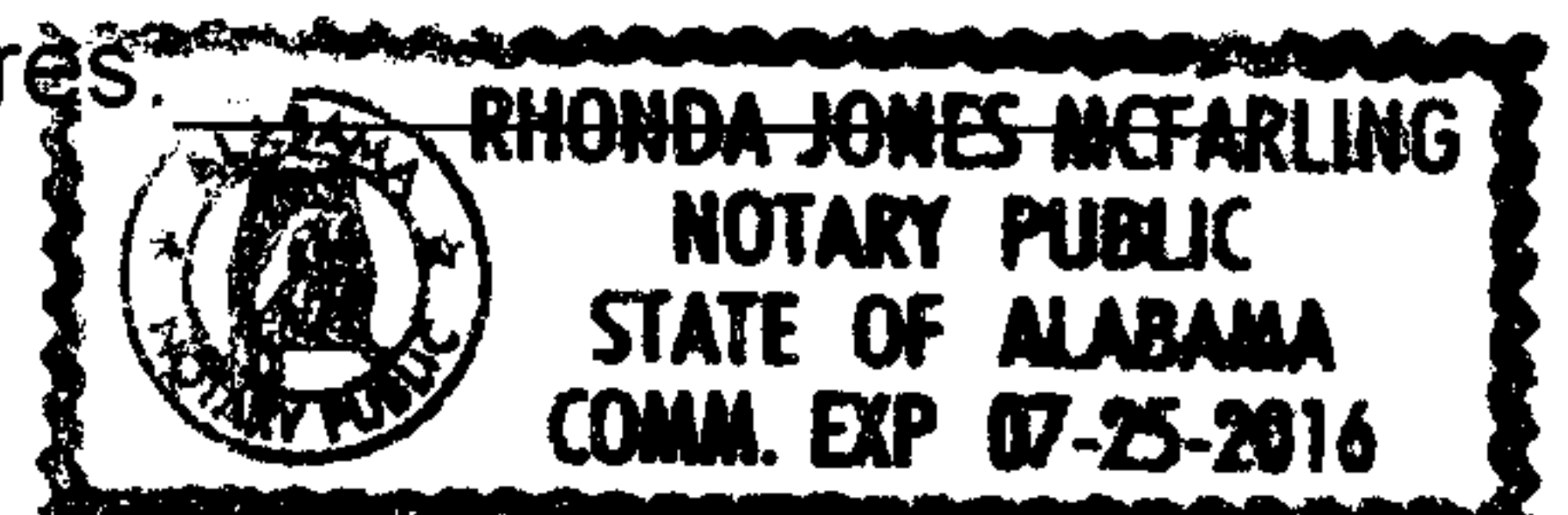
20150623000210540 2/3 \$104.50  
Shelby Cnty Judge of Probate, AL  
06/23/2015 11:23:51 AM FILED/CERT

(NOTARY SEAL)

Rhonda J. McFarling  
Notary Public

Rhonda J. MCFARLING  
Printed Name

My Commission Expires



Real Estate Sales Validation Form

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

Grantor's Name Edward Hodgson  
Mailing Address 5129 Kirkwall Lane  
Bham, AL 35242

Grantee's Name Lois + Benjamin Hodgson  
Mailing Address 5035 Applecross Rd  
Bham, AL 35242

Property Address 4968 Meadowbrook Rd  
BHAM, AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 1/3 interest 84,333.33  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 253,000

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 6-17-15

Print EDWARD HODGSON

Unattested

Sign Edward Hodgson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

