

QUIT CLAIM DEED

20170120000025010 1/2 \$115.00
Shelby Cnty Judge of Probate, AL
01/20/2017 10:20:58 AM FILED/CERT

SEND TAX NOTICE TO:

Craig French
112 River Crest Lane
Helena, AL 35080

**STATE OF ALABAMA
SHELBY COUNTY**

Shelby County, AL 01/20/2017
State of Alabama
Deed Tax: \$97.00

**PREPARED BY:
CLIFFORD W. HARDY JR.
ATTORNEY-AT-LAW
1600 3RD AVENUE NORTH
BESSEMER, ALABAMA 35022
(205) 428-7348**

KNOWS ALL MEN BY THESE PRESENTS, that in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration the undersigned, **TAMMY FRENCH** (a married woman); (hereinafter called Grantor), does hereby remise, release, quit claim, grant, sell, and convey unto, **CRAIG PALMER FRENCH** (a married man), (hereinafter called Grantee), all of his/her right, title, interest, and claim in or to the following described real estate, situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 2096, Old Cahaba Phase V 5th Addition, according to the plat recorded in Map Book 37, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to mineral and mining rights and all rights incident thereto as well as all recorded permits, restrictions, conditions and limitation.

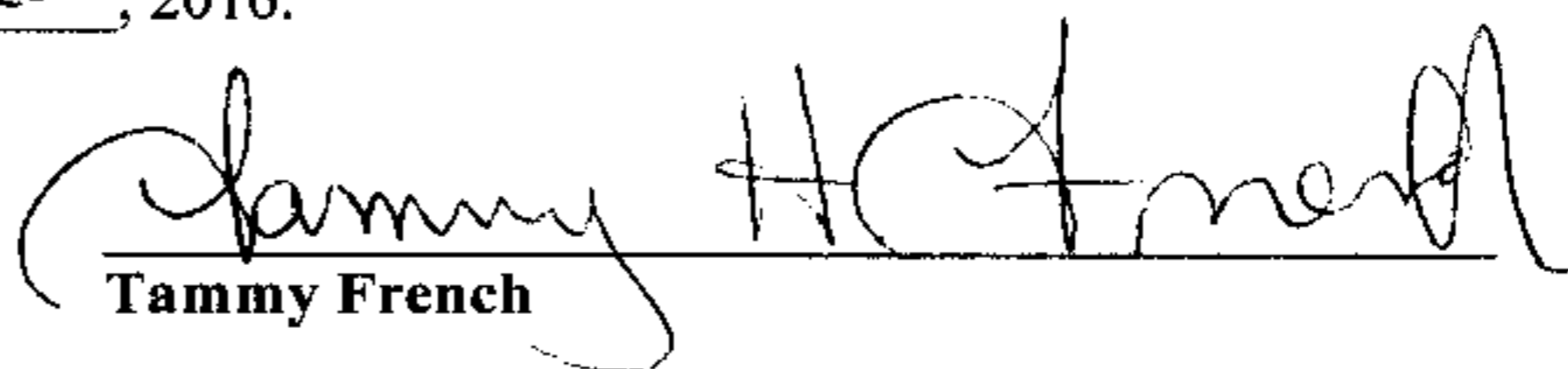
Subject to taxes for current year.

The Property value of the above described property is \$193.635.00

NOTE: This document was prepared without benefit of title search and from information supplied by the Grantee; therefore, the preparer of said document shall not be hale liable for any deficiencies of title.

TO HAVE AND TO HOLD to said **GRANTEE**, his/her heirs and assigns forever

Given under my hand and seal, this the 22 day of December, 2016.


Tammy French

WITNESS

**STATE OF ALABAMA
COUNTY**

I, Kelly Sellers, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tammy French, 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/she executed the same voluntarily on the day of the same bears date.

Given under my hand and seal, this 22nd day of December, 2016.




NOTARY PUBLIC
COMMISSION EXPIRES 5-18-2019

Real Estate Sales Validation Form

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

Grantor's Name Tammy French
Mailing Address 112 River Crest Ln
Helena 35080

Grantee's Name Craig French
Mailing Address 112 River Crest Lane
Helena 35080

Property Address 112 River Crest Ln
Helena 35080

Date of Sale 12/22/16
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 193,635.12 96,817.

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 Appraisal
 Sales Contract Other
 Closing Statement

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 1/20/17

Print Craig P. French
Sign Craig P. French
(Grantor/Grantee/Owner/Agent) circle one

Unattested

