

This instrument was prepared without  
benefit of title evidence or survey by:

Joshua D. Arnold  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
5536 Parkside Drive  
Birmingham, Alabama 35242

**QUITCLAIM DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY        )



20180129000028570 1/2 \$108.00  
Shelby Cnty Judge of Probate, AL  
01/29/2018 09:57:27 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Susan Bartlett, unmarried (herein referred to as GRANTOR, whether one or more) hereby releases, quitclaims, grants, sells, and conveys unto Michael Bartlett, unmarried, (herein referred to as GRANTEE, whether one or more), all of her right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

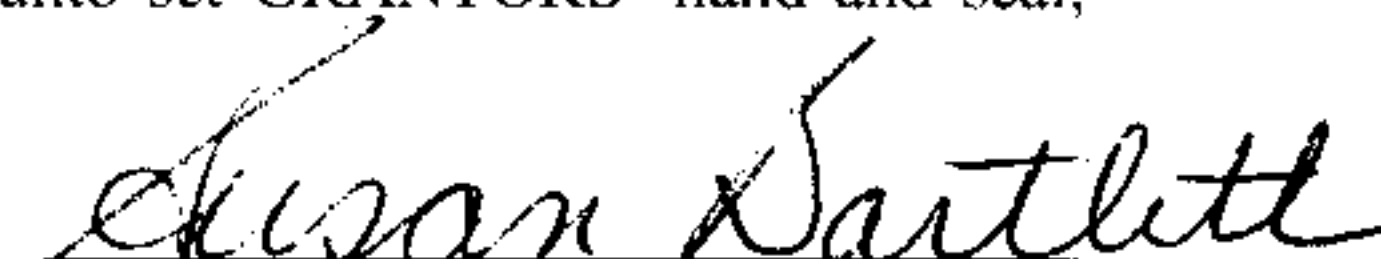
**Lot 17, according to the Survey of Parkside, as recorded in Map Book 7,  
Page 136, in the Office of Judge of Probate of Shelby County, Alabama;  
being situated in Shelby County, Alabama.**

**This conveyance is made subject to ad valorem taxes for the current year; all  
easements, restrictive covenants, reservations and rights of way appearing of  
record affecting the property.**

No portion of the above-described real property constitutes GRANTOR'S homestead.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and  
assigns of GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTORS' hand and seal,  
this the 4 day of January, 2018.

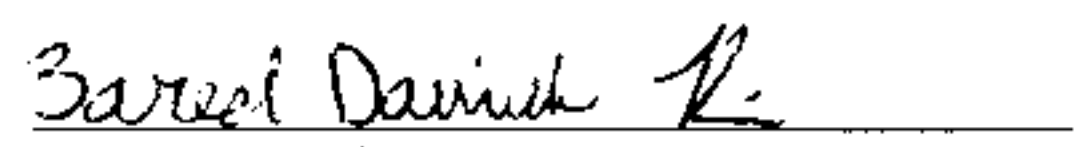
  
Susan Bartlett

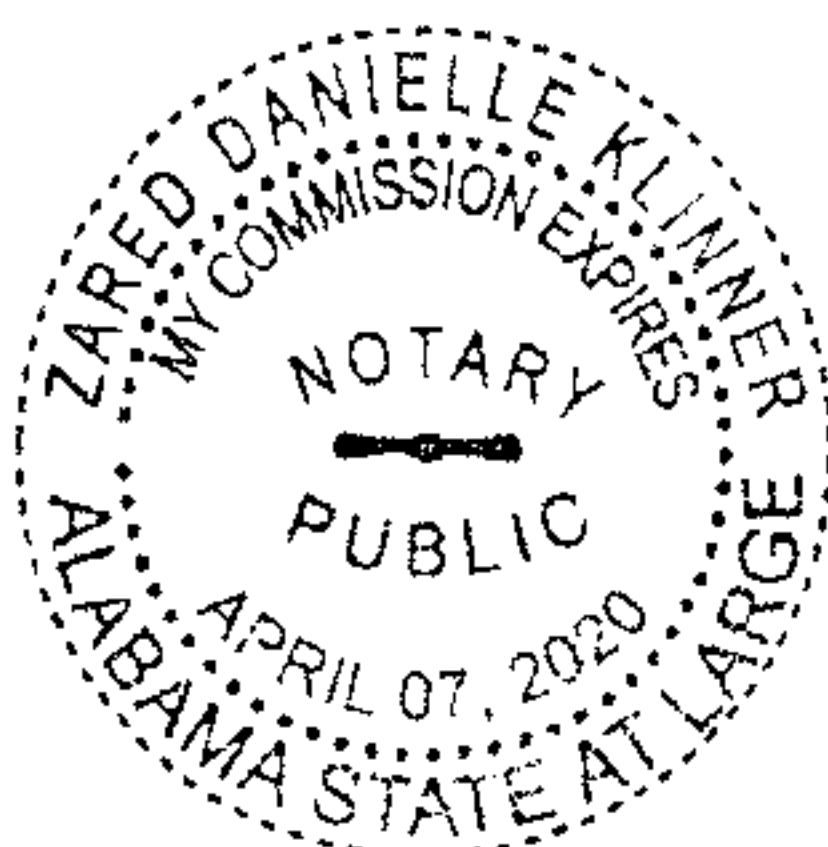
STATE OF ALABAMA     )  
SHELBY COUNTY        )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that Susan Bartlett, 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 official seal this the 4 day of January,  
2013.

  
Notary Public  
My Commission Expires: 4/7/20



Shelby County, AL 01/29/2018  
State of Alabama  
Deed Tax: \$90.00

# Real Estate Sales Validation Form

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

Grantor's Name Michael A. Bantleit  
Mailing Address SUSAN L. BANTLEIT  
5536 PARKSIDE DR  
BIRMINGHAM AL 35242

Grantee's Name MICHAEL A. BANTLEIT  
Mailing Address 5536 PARKSIDE DR  
BIRMINGHAM AL  
35242

Property Address 5536 PARKSIDE DR  
BIRMINGHAM AL  
35242

Date of Sale 1-4-2018  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 180,000

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 ASSESS

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 1-19-2018

Print MICHAEL A. BANTLEIT

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20180129000028570 2/2 \$108.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1