

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

SEND TAX NOTICE TO:
JANE E. WALDROP
6539 Quail Run Drive
Peihem, AL 35124

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND PURSUANT TO SHELBY COUNTY CIRCUIT COURT ORDER DR-11-900164, to THOMAS L. WALDROP, an unmarried man, in hand paid by JANE E. WALDROP, the receipt whereof is hereby acknowledged I, THOMAS L. WALDROP, an unmarried man, do remise, release, quit claim and convey to the said JANE E. WALDROP all my right, title, interest, and claim in or to the following described real estate, to-wit:

Lot 20, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama. Also, that part of Lot 21, Quail Run, Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of said Lot 21, thence in a Northerly direction along the East line of said Lot 21 a distance of 23 feet, thence 170 degrees 08 minutes left and run in a Southwesterly direction a distance of 23.34 feet to a point on the North right of way line of Quail Run Drive, thence 99 degrees 52 minutes left and run in an Easterly direction along said right of way for a distance of 4.0 feet to the point of beginning.

situated in SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year 2012, which are a lien but not yet due and payable until October 1, 2012, if any.
2. A 35 foot building setback line from Quail Run Drive as recorded in the Probate Office of Shelby County, Alabama.
3. Utility easements as shown by map recorded in the Probate Office of Shelby County, AL.
4. Alabama Gas Corporation easement as shown in Vol. 206, Page 21 in the Probate Office of Shelby County, AL.
5. Restrictive covenants and conditions in Miscellaneous Book 22, Page 638, in the Probate Office of Shelby County, AL.
6. Transmission line permits to Alabama Power Co. recorded in Deed Book 101, Page 523, and in Deed Book 216, Page 103, in the Probate Office of Shelby County, AL.
7. Agreement with Alabama Power Company as recorded in Miscellaneous Book 22, Page 834, and restrictive covenants as to underground residential distribution as recorded in Miscellaneous Book 22, Page 841.
8. Permit to Alabama Power Company as recorded in Deed Book 310, Page 572, as recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said JANE E. WALDROP, her heirs and assigns forever.

Given under my hand and seal this 10th day of June, 2012.



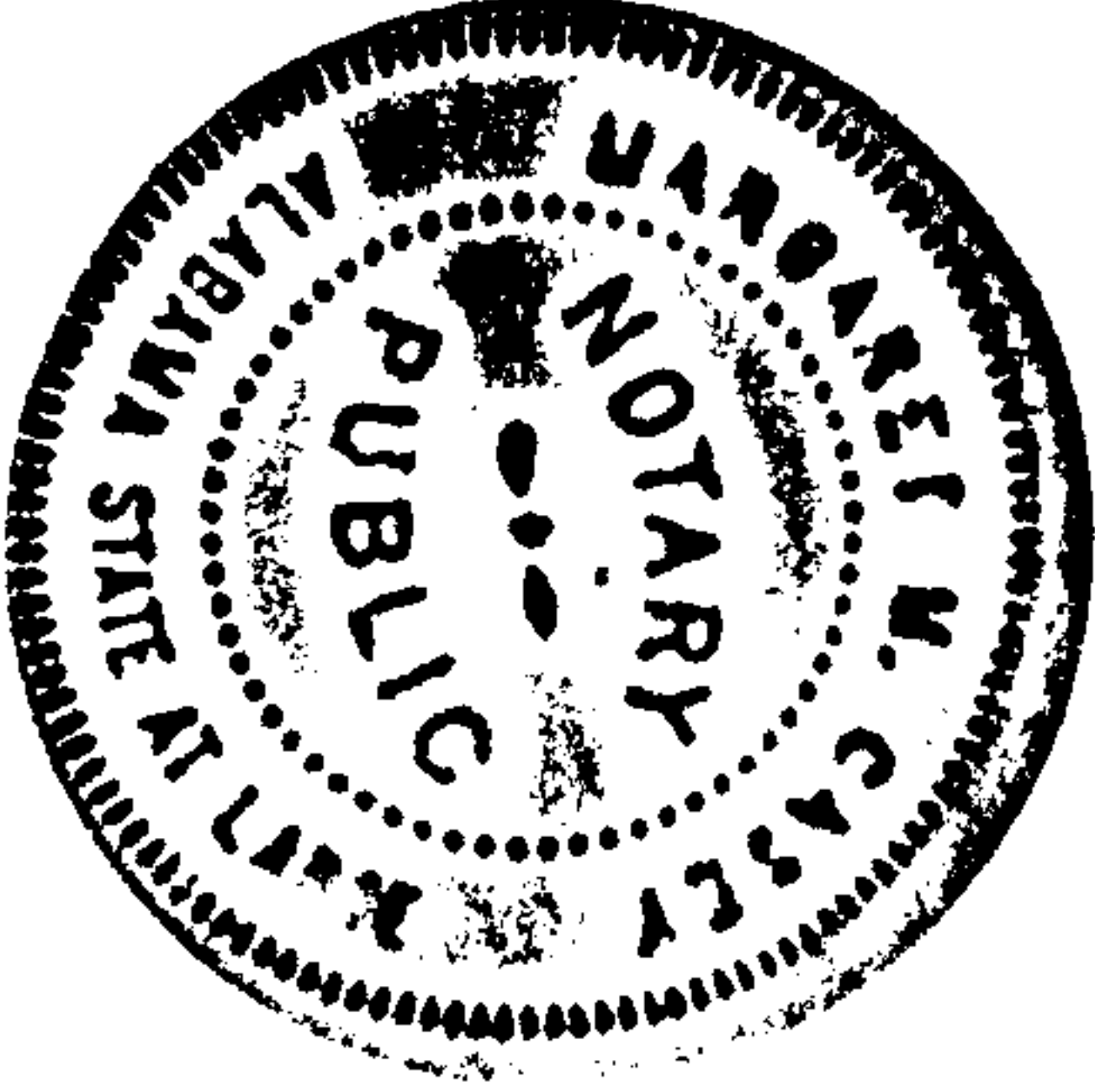
20120807000288900 1/3 \$109.50
Shelby Cnty Judge of Probate, AL
08/07/2012 09:42:38 AM FILED/CERT

 (Seal)
THOMAS L. WALDROP

STATE OF ALABAMA
COUNTY OF Shelby

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that THOMAS L. WALDROP, an unmarried 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, this 10th day of June, 2012.



Margaret Casey
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 15, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20120807000288900 2/3 \$109.50
Shelby Cnty Judge of Probate, AL
08/07/2012 09:42:38 AM FILED/CERT

Shelby County, AL 08/07/2012
State of Alabama
Deed Tax: \$91.50



Real Estate Sales Validation Form

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

Grantor's Name Thomas L. Waldrop
Mailing Address c/o Margaret Casey
Atty. AT LAW
2163 Highway 31 S.
Pelham AL 35124

Grantee's Name Jane E. Waldrop
Mailing Address 6539 Quail Run Dr.
Pelham, AL 35124

Property Address 6539 Quail Run Dr
Pelham AL
35124

Date of Sale 6-10-12

Total Purchase Price \$ _____
or
Actual Value \$ 91,500⁰⁰ (1/2 interest)
or

Assessor's Market Value \$ _____

Grantee already owned 1/2 of property.

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
- Other →
- Appraisal
- Other

* Divorce Judgment

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

DR-11-900164 (Shelby Co)

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 8-3-12

Print J. Ronald Boyd
Signature J. Ronald Boyd

Unattested

Jamie J. Patterson
(verified by)
Notary Public

Sign

Attorney for Grantee

(Grantor/Grantee/Owner/Agent) circle one