

PREPARED BY:

Wendy Bailey
375 Savannah Circle
Calera, AL 35040

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Wendy Bailey
375 Savannah Circle
Calera, AL 35040

MAIL TAX STATEMENTS TO:

Wendy Bailey
375 Savannah Circle
Calera, AL 35040

Shelby County, AL 09/06/2012
State of Alabama
Deed Tax: \$68.50



20120906000338480 1/4 \$89.50
Shelby Cnty Judge of Probate, AL
09/06/2012 04:04:12 PM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 1st day of September, 2012, between Rodney Bailey, a married person, whose address is 706 Nixon Chapel Douglas Road, Horton, Alabama 35980 ("Grantor"), and Wendy Bailey, a married person, whose address is 375 Savannah Circle, Calera, Alabama 35040 ("Grantee").

FOR FULL CONSIDERATION, in the amount of \$10.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in SHELBY County, Alabama, described as:

Savannah Pointe Sector 6 Lot 609 (375 Savannah Circle Calera, AL 35040)

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 22-9-31-2-004-009.000 Map Book/pg 30/41

IN WITNESS WHEREOF the Grantor has executed this deed on the 1st day of September, 2012.

September 1, 2012
Date

Rodney Bailey
Rodney Bailey, Grantor

The State of Alabama
Shelby County

I, Marla McCully, hereby certify that Rodney Bailey 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 1st day of September, A. D. 20 12

Marla McCully
Notary Public

My Commission expires: April 30, 2016

IN WITNESS WHEREOF the Grantee has executed this deed on the 1st day of September, 20 12.

9-1-12
Date

Wendy Bailey
Wendy Bailey, Grantee

The State of Ala
Shelby County

I, Deina Henderson, hereby certify that Wendy Bailey 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 1 day of September, A. D. 20 12

Deina Henderson
Notary Public

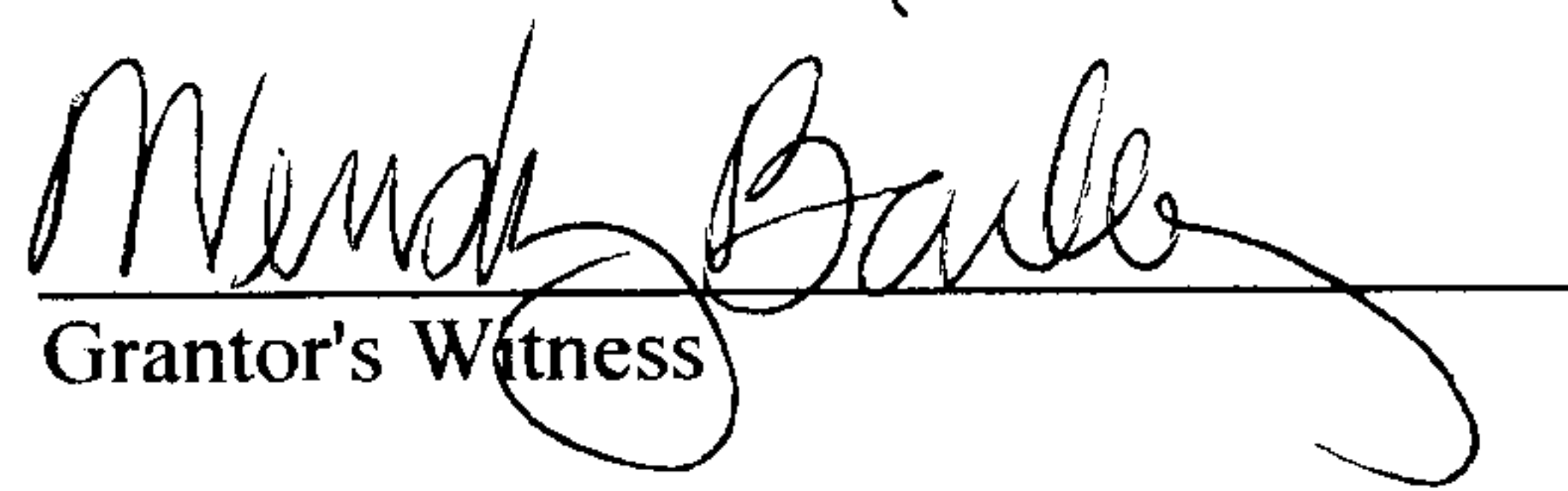
My Commission expires: 3-25-2016


20120906000338480 2/4 \$89.50
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Celsie Reagin
Grantor's Witness

Quitclaim Deed




Grantor's Witness



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Real Estate Sales Validation Form

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

Grantor's Name Rodney Bailey
Mailing Address 706 Nixon Chapel Douglas Rd
Horton, AL 35980

Grantee's Name Wendy Bailey
Mailing Address 724 Fulton Springs
Alabaster AL 35007

Property Address 375 Savannah Cir
Calera AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 136,800

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


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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 9-6-12

Print Wendy Bailey

Sign Wendy Bailey

☒ Unattested
Paula Carter
PTC (verified by)

(Grantor/Grantee/Owner/Agent) circle one