



20120912000345820 1/4 \$48.50
Shelby Cnty Judge of Probate, AL
09/12/2012 12:26:10 PM FILED/CERT

Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124
STATE OF Alabama

Send tax notice:

QUITCLAIM DEED

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other Ten dollars and other good and valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, C & C Realty, LLC (Hereinafter referred to as GRANTOR), do hereby quitclaim, remise, release and convey unto Terry Denard and Anita Denard (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Attached Exhibit A, which is hereby incorporated by reference as though fully set out herein.

GRANTOR MAKES NO WARRANTY OR COVENANT RESPECTING THE NATURE OF THE QUALITY OF THE TITLE TO THE PROPERTY HEREBY CONVEYED OTHER THAN THE GRANTOR HAS NEITHER PERMITTED NOR SUFFERED ANY LIEN, ENCUMBRANCE OR ADVERSE CLAIM TO THE PROPERTY DESCRIBED HEREIN SINCE THE DATE OF ACQUISITION BY THE GRANTOR.

No title search was performed. This deed was prepared with information provided by the grantor herein and relied upon by the drafter. No legal advice was requested or given.

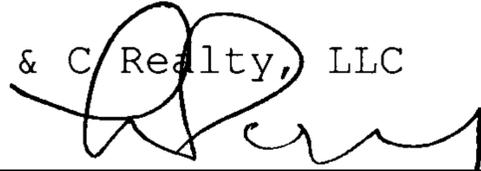
Subject to: SUBJECT TO: (1) Taxes for the year 2012 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

Shelby County, AL 09/12/2012
State of Alabama
Deed Tax: \$27.50

IN WITNESS WHEREOF, the undersigned has hereunto set its signature on this the 24 day of August, 2012.

C & C Realty, LLC

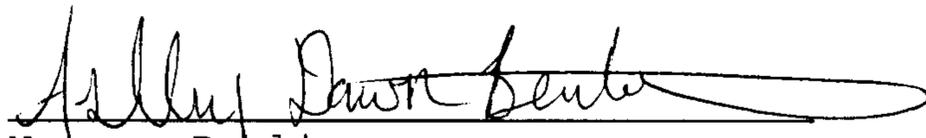

Larry "Chip" Pearce Jr., Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Larry "Chip" Pearce, Jr. As member of C & C Realty, LLC, who has full authority and in her capacity as said member of said LLC and 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 as the act of said LLC.

Given under my hand and official seal this the 24 day of August, .



Notary Public

My Commission Expires:

My Commission Expires July 27, 2014



20120912000345820 2/4 \$48.50
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Exhibit A


20091123000434690 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
11/23/2009 02:06:35 PM FILED/CERT

**A parcel of land situated in the Southwest ¼ of the Northwest ¼ of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the Southwest corner of the Southwest ¼ of the Northwest ¼ of Section 4, Township 22 South, Range 3 West; thence North 314 feet to a point of beginning; thence North 105 feet; thence East 210 feet; thence South 105 feet; thence West 210 feet to the point of beginning; being situated in Shelby County, Alabama.**


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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 C+C Reality
Mailing Address 174 Brook Green Lane
Pelham, AL 35124

Grantee's Name Terry + Anita Denard
Mailing Address 2333 Co Rd 33
Calera, AL 35040

Property Address 70 Lodge Dr
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 27,500

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 tax record
 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 _____

Print Anita Denard

Unattested

DMelton
(verified by)

Sign Anita Denard
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

