

PREPARED WITHOUT BENEFIT OF SURVEY OR TITLE WORK

This instrument prepared by:

SEND TAX NOTICE TO:

William T. Harrison, Sr.
Attorney at Law
Post Office Box 902
Columbiana, Alabama 35051

James H. Hughes, Jr.

QUITCLAIM DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That for and in consideration of **Eight Thousand - Five Hundred Dollars (\$8,500.00)**, paid to the undersigned Grantor, **Calera Southeast, Inc., a corporation**, (herein referred to as Grantor) in hand paid by the grantees, **James H. Hughes Jr. and wife, Dorothy Sizemore Hughes and Brenda Joan Peppers** (herein referred to as Grantees), the receipt of which is hereby acknowledged, the said Grantor does, by these presents, hereby remise, release, quitclaim, grant, sell and convey all of it's right, title and interest in and to the following described real estate unto said James H. Hughes, Jr., and wife, Dorothy Sizemore Hughes an undivided 2/3 interest therein, and unto Brenda Joan Peppers, an undivided 1/3 interest therein.

Said real estate being in and being a part of Shelby County, Alabama:

PARCEL I:

The West 50 feet of the East 100 feet of Lots 14, 15, and 16, Block 192, according to Dunstan's Survey of Calera, Alabama.

PARCEL II:

The East 50 feet of Lots 14, 15 and 16, Block 192, according to Dunstan's Survey of Calera, Alabama.

PARCEL III:

The 20 foot closed alley-way easement, running North and South, and adjoining and immediately East of and contiguous with Lots 14, 15 and 16 of Block 192 according to Dunstan's Survey of Calera, Alabama.

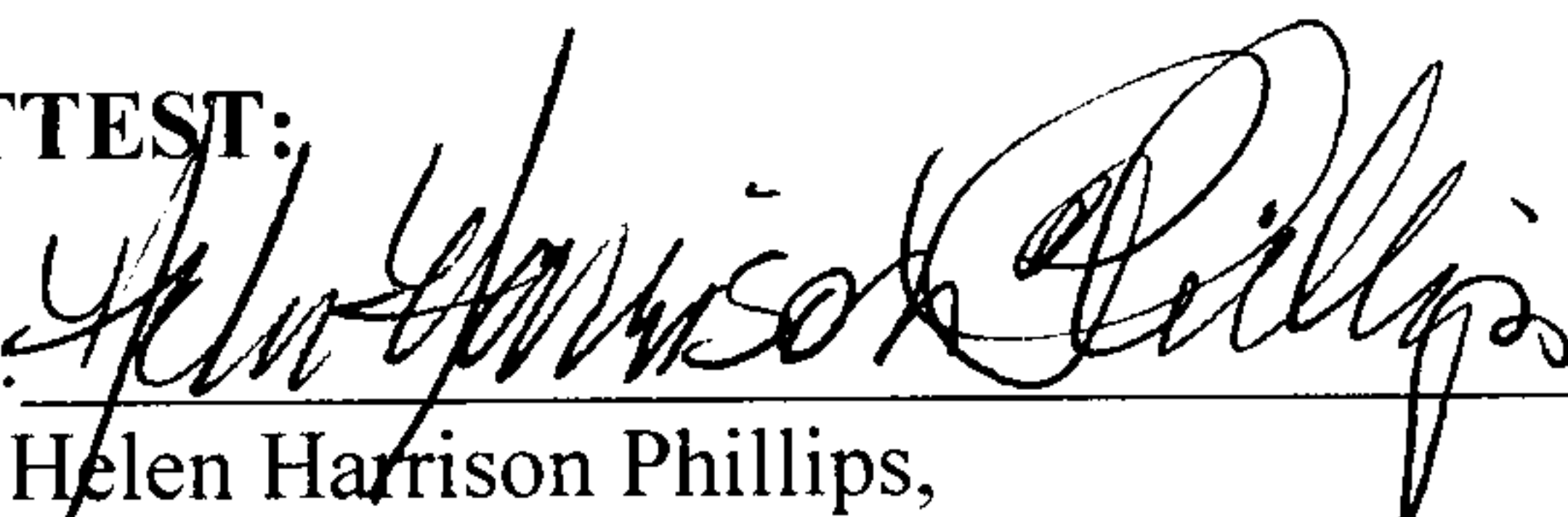
PARCEL IV:

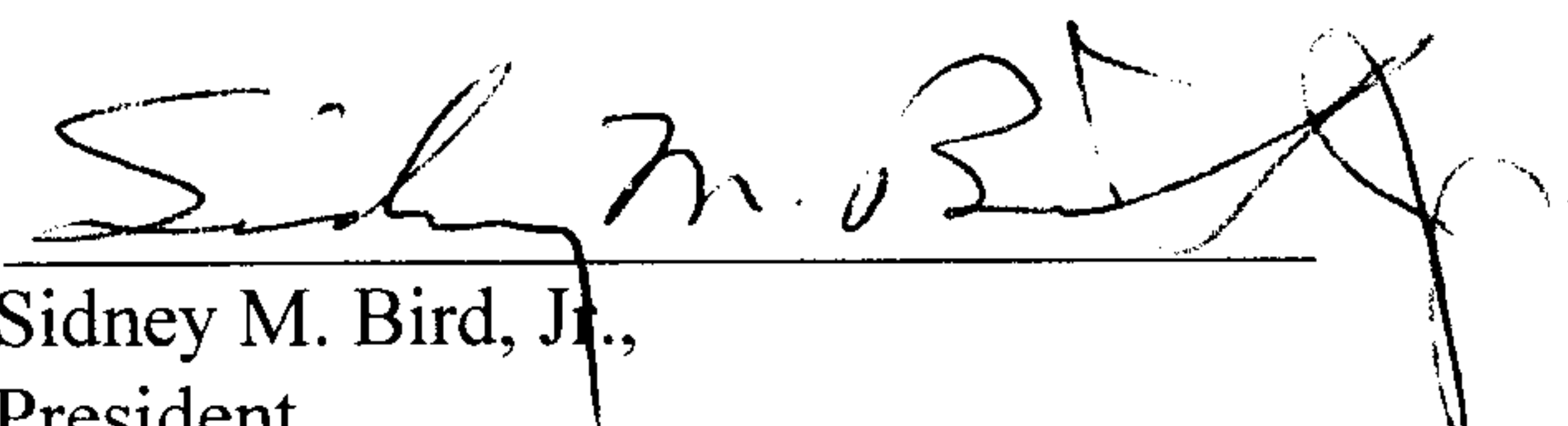
The East 10 feet of the closed alley-way easement, running North and South, and adjoining and immediately West of and contiguous to Lots 4, 5, 6, 7 and 8 of Block 192 according to Dunstan's Survey of Calera, Alabama.


TO HAVE AND TO HOLD, To the said Grantees forever.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 9 day of September, 2012.

ATTEST:

By: 
Helen Harrison Phillips,
Secretary

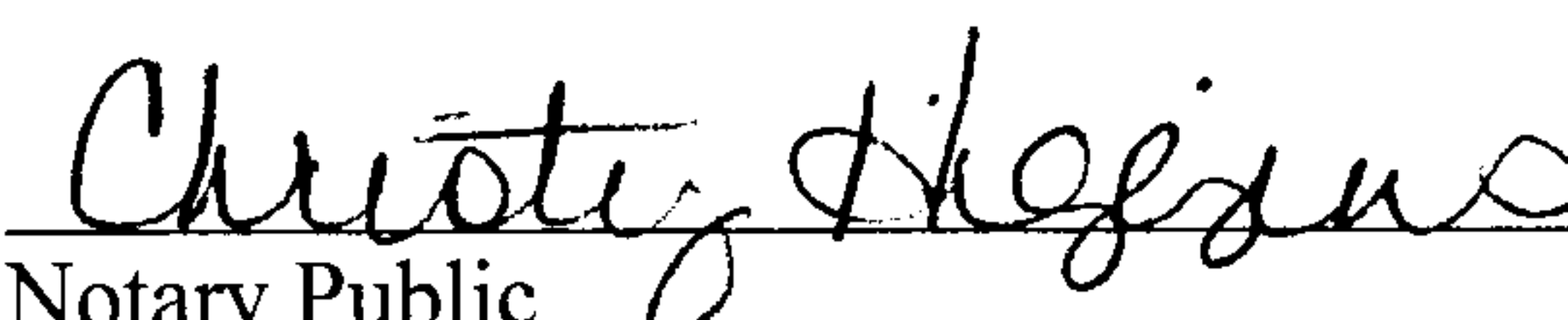
By: 
Sidney M. Bird, Jr.,
President


20120914000349630 2/4 \$29.50
Shelby Cnty Judge of Probate, AL
09/14/2012 10:58:16 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sidney M. Bird, Jr.**, as President of Calera Southeast, Inc, a corporation, signed 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 9 day of September, 2012.

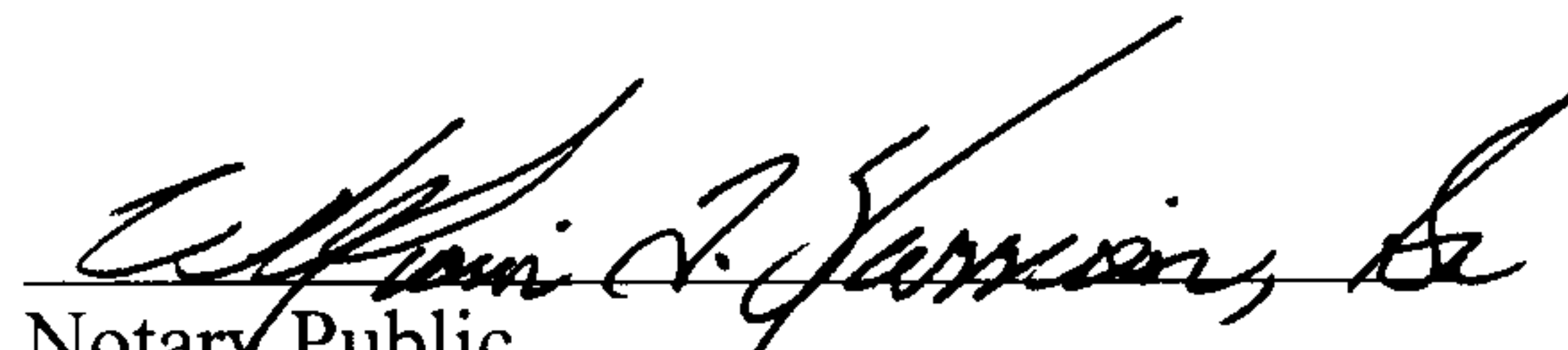

Notary Public
My Commission Expires: _____


My Commission Expires July 2, 2016

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Helen Harrison Phillips**, as Secretary of Calera Southeast, Inc, a corporation, signed 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1 day of September, 2012.


Notary Public
My Commission Expires: 9-22-15


20120914000349630 3/4 \$29.50
Shelby Cnty Judge of Probate, AL
09/14/2012 10:58:16 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James Calera Southeast, Inc. Grantee's Name James H. Hughes Jr.
Mailing Address Calera, Alabama 35040 Mailing Address Dorothy Sizemore Hughes
Brenda Joan Peppers
1416 Co. Rd. 36
Winfield, AL 35594
Property Address Hwy. 25 Date of Sale Sept. 09, 2012
Calera, AL 35040 Total Purchase Price \$ \$8500.00
or
Actual Value \$
or
Assessor's Market Value \$

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 Deeds

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



20120914000349630 4/4 \$29.50
Shelby Cnty Judge of Probate, AL
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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 09/14/12

Print James H. Hughes Jr.

Sign James H. Hughes

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1