


This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

  
20120928000370060 1/3 \$145.50  
Shelby Cnty Judge of Probate, AL  
09/28/2012 08:44:06 AM FILED/CERT

## Quitclaim Deed

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of a \$100.00 and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **David L. Seales, a married man**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Cynthia Brothers, GRANTEE**, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

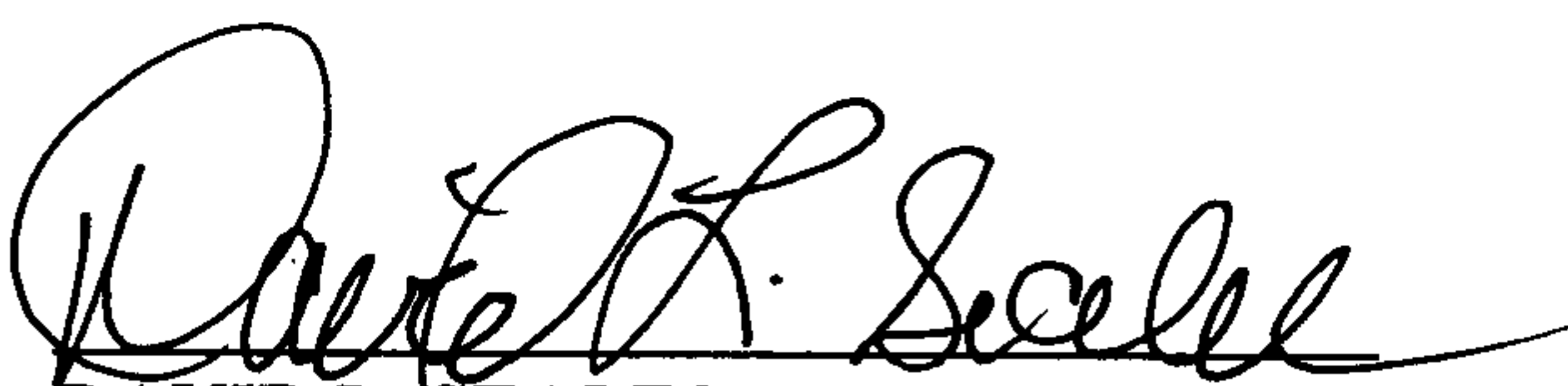
*Lot 37, according to the map of Sterling Gate, Sector 3, Phase 3, as recorded in Map Book 29, Page 147, in the Probate Office of Shelby County, Alabama.*

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

The legal description herein was provided by the GRANTEE, and was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 31 day of July, 2012.

  
DAVID L. SEALES  
Grantor

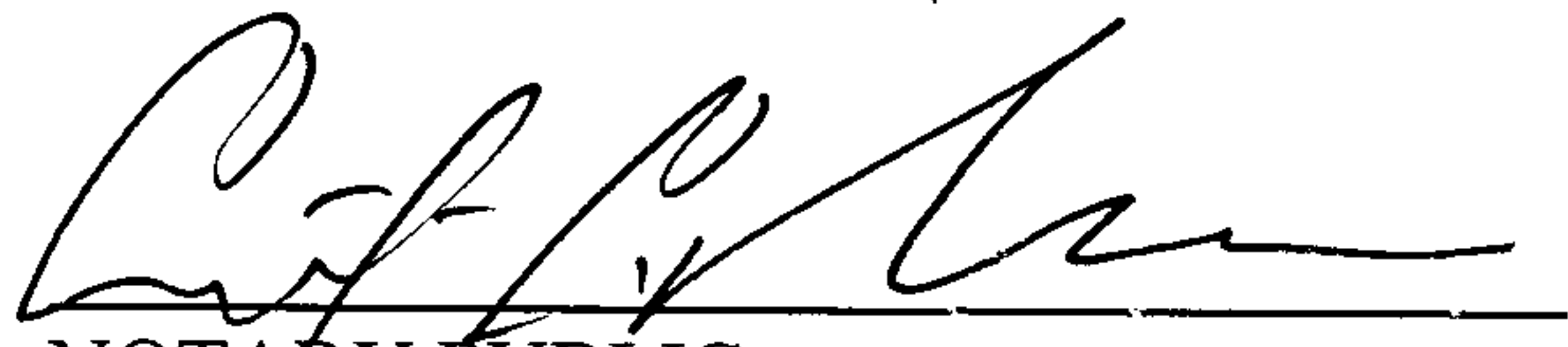
Shelby County, AL 09/28/2012  
State of Alabama  
Deed Tax: \$127.50

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *David L. Seales*, 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 and official seal this 31 day of July, 2012.



NOTARY PUBLIC

My Commission Expires: 09 March, 2016

Closing did not occur in the  
office of preparer.



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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 David Seales  
Mailing Address 390 Knightsbridge  
Alabaster, AL 35007

Grantee's Name Cynthia Brothers  
Mailing Address 390 Knightsbridge  
Alabaster, AL 35007

Property Address 390 Knightsbridge  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 255,000

1/2 = 127,500

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Deed recorded 8/27/2012

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



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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 9/28/12

Print Cynthia Brothers

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1