

This instrument was prepared by:

Russell L. Richardson
73 Burnham St.
Birmingham, AL 35242

Send Tax Notice to:

Bryne E. Boyer
1048 Hermitage Circle
Birmingham, AL 35242

Quitclaim Deed

**THE STATE OF ALABAMA
SHELBY COUNTY**

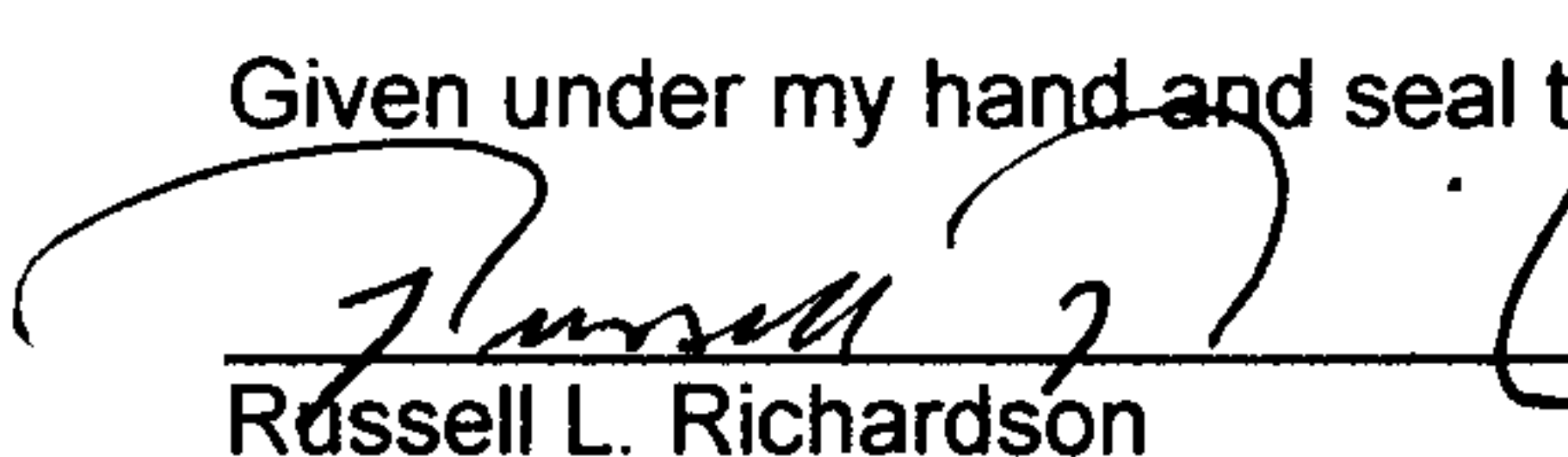
Know All Men by These Presents: That for and in consideration of the sum of One Dollar (\$1.00) in hand paid to the undersigned the receipt whereof is hereby acknowledged, the undersigned **RUSSELL L. RICHARDSON** hereby remises, releases, quitclaims, grants, sells, and conveys to **BRYNE E. BOYER** (hereinafter called Grantee) all his right, title, interest and claim in or to the following described real estate, situated in Jefferson County, Alabama, to-wit:

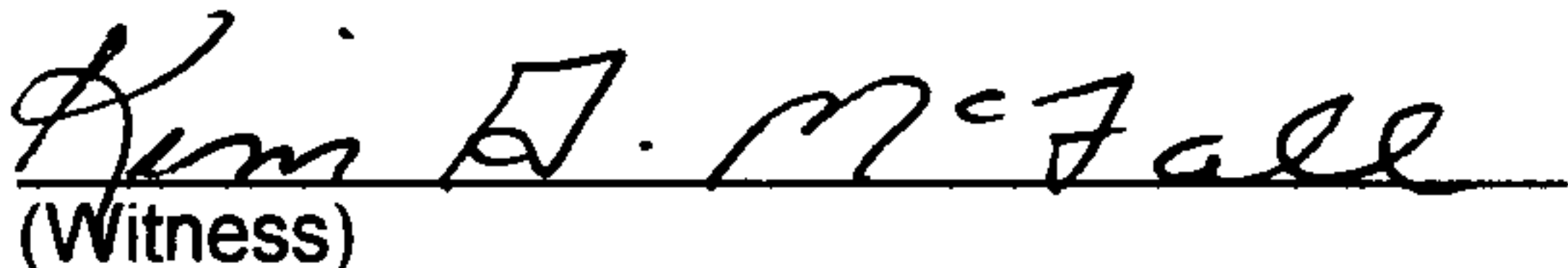
Lot 3108, ACCORDING TO THE MAP OF HIGHLAND LAKES, 3RD SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 21, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 AND AS AMENDED IN INSTRUMENT #1996-17543, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL COMMUNITY, 3RD SECTOR, AS RECORDED AS INSTRUMENT #1996-17544, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

To have and to hold unto the said Grantee forever,

Given under my hand and seal this 7th day of November, 2011.

 (Seal)
Russell L. Richardson


(Witness)

**THE STATE OF ALABAMA
Shelby COUNTY**

I, Della Pender, a Notary Public, in and for said County in said State, hereby certify that Russell L. Richardson, 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 the 7 day of November, 2011.


Notary Public

Exp 8/21/2014

Shelby County, AL 10/01/2012
State of Alabama
Deed Tax: \$151.50



20121001000372930 1/2 \$166.50
Shelby Cnty Judge of Probate, AL
10/01/2012 12:23:36 PM 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 Russell Richardson
Mailing Address 454 Reach Dr.
B'ham, AL 35242

Grantee's Name Bryne Boyer
Mailing Address 633 46th S. South
B'ham, AL 35222

Property Address 1048 Hermitage Cir
B'ham, AL 35242

Date of Sale _____

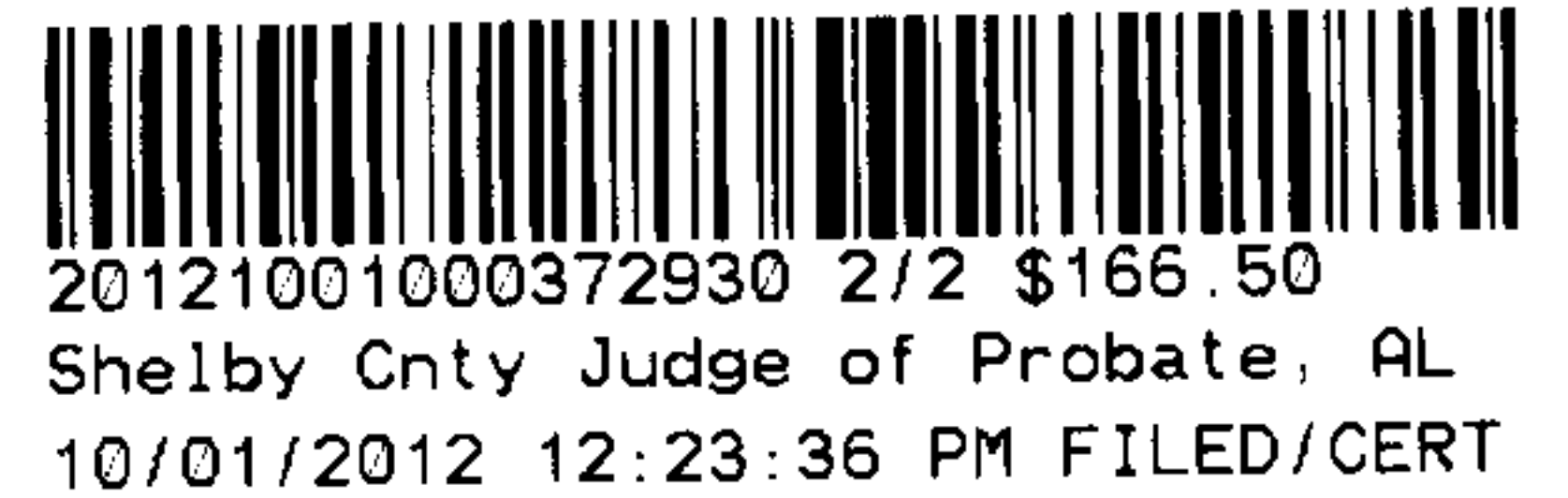
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 302,500



1/2 value = 151,250

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

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

Bryne Boyer

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

[Signature]
(verified by)