



20121001000373320 1/2 \$79.50  
Shelby Cnty Judge of Probate, AL  
10/01/2012 01:47:41 PM FILED/CERT

This document prepared by:  
Paul S. Davison  
117 Fox Run Drive  
Perry, Georgia 31069

Mail tax notice to:  
Matthew H. Hooper  
116 White Cap Circle  
Alabaster, Alabama 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One and 00/100 Dollars (\$1.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Melinda M. Davison** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Matthew H. Hooper** (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to wit:


**Lot 48, according to the survey of Second Sector, Port South, as recorded in Map Book 6, Page 37, in the Probate Office of Shelby County, Alabama.**

**This conveyance is hereby made subject to mortgages, restrictions, covenants, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.**

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

TO HAVE AND TO HOLD the same unto GRANTEE and to his heirs and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 15 day of February, 2011.

  
Melinda M. Davison

**STATE OF ALABAMA  
COUNTY OF** Shelby

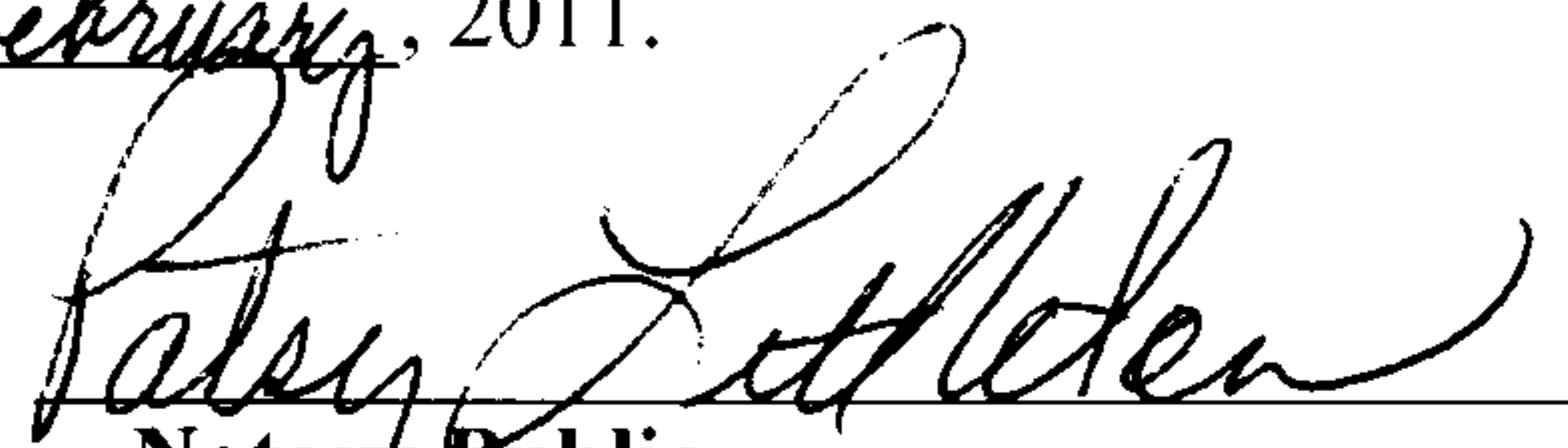


20 - 3649582  
MATTHEW H. HOOPER

Record and Return To:  
ISGN Recording Dept.  
600 N John Rhodes Blvd  
Melbourne, FL 32934

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Melinda M. Davison**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of February, 2011.

  
Notary Public

My Commission Expires:

05/16/2012

Shelby County, AL 10/01/2012  
State of Alabama  
Deed Tax: \$64.50



# Real Estate Sales Validation Form

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

Grantor's Name Melinda M. Davison Grantee's Name Matthew H. Hooper  
 Mailing Address 116 White Cap Circle Mailing Address 116 White Cap Circle  
Alabaster, AL 35007 Alabaster, AL 35007

Property Address 116 White Cap Circle Date of Sale 2/15/2011  
Alabaster, AL 35007 Total Purchase Price \$                     

or  
 Actual Value \$                     

or  
 Assessor's Market Value \$ 128,500 1/2 Value 64,250 based on 1/2 interest being conveyed

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 Assessor's Website

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 8/6/12  
 Unattested

(verified by)

Print Douglas Michael McComb  
 Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

