


STATE OF ALABAMA       )  
SHELBY COUNTY        )

**QUITCLAIM DEED**

  
20121030000415590 1/2 \$67.00  
Shelby Cnty Judge of Probate, AL  
10/30/2012 08:15:57 AM FILED/CERT

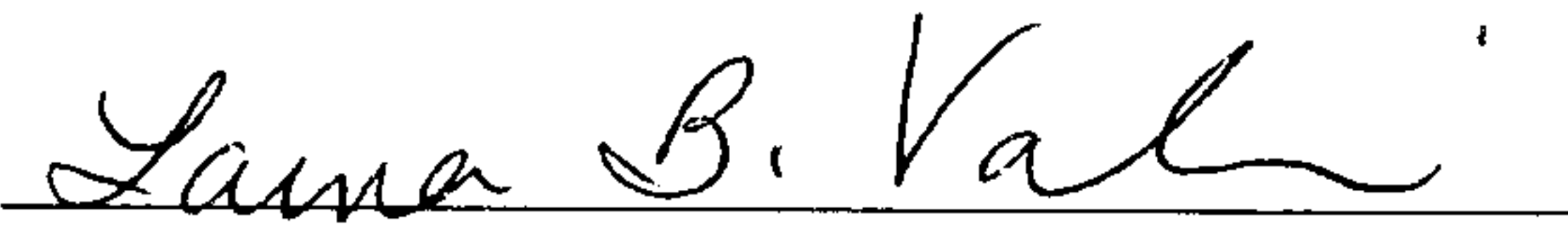
**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of Fifty One Thousand Seven Hundred Fifty and 00/100ths Dollars (\$51,750.00) in hand paid to the undersigned, **Laura B. Valin, a single woman** (hereinafter called the Grantors), the receipt whereof is hereby acknowledged the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **John J. Valin II** (hereinafter called Grantee), all of the Grantors' right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.

The Grantee is conveying one half ½ pursuant to the divorce decree entered by the Circuit Court of Shelby County, Alabama. The consideration listed above is being borrowed in the mortgage recorded simultaneously herewith and further paying off the existing mortgage with Compass Bank recorded in instrument 20121030000415590 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to said Grantee forever.

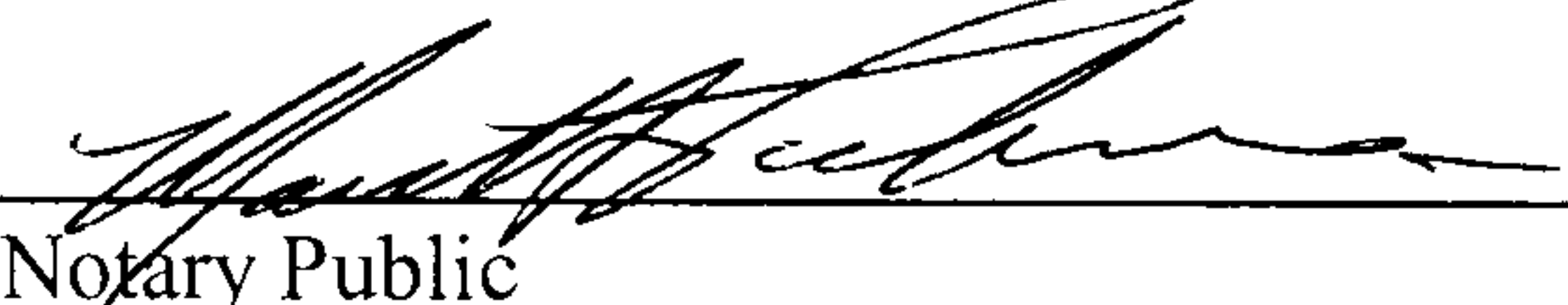
Given under my hand and seal this the 29 day of Oct, 2012.

  
\_\_\_\_\_  
Laura B. Valin

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Laura B. Valin, 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 same voluntarily.

Given under my hand this the 29 day of Oct, 2012.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 5-10-2015

This instrument prepared by:  
Mark A. Pickens  
Attorney at Law  
P. O. Box 59372  
Birmingham, Alabama 35259  
MAP# 12-0348

Shelby County, AL 10/30/2012  
State of Alabama  
Deed Tax: \$52.00

# Real Estate Sales Validation Form

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

Grantor's Name Compass Bank  
Mailing Address P.O. BOX 13345  
Birmingham AL  
35202

Grantee's Name John Valin, II  
Mailing Address 6612 Remington Dr.  
Pellham AL  
35224

Property Address 6612 Remington Dr.  
Pellham AL  
35224

Date of Sale Oct 19, 2012  
Total Purchase Price \$ 51,750.00

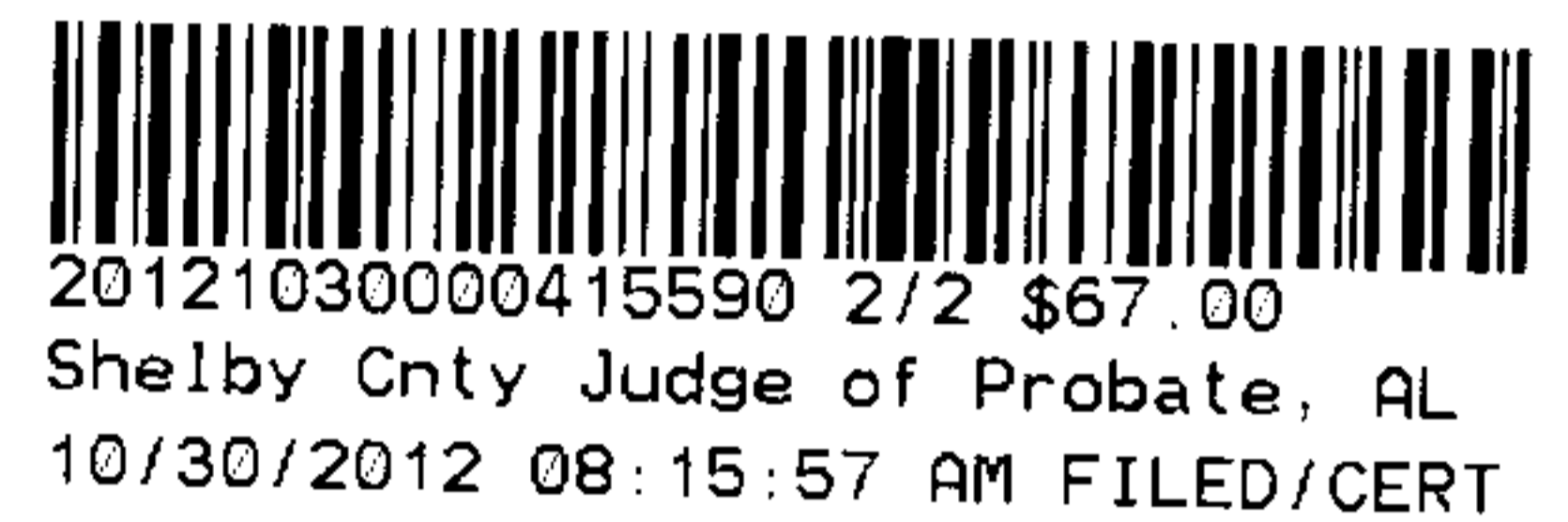
or  
Actual Value \$ \_\_\_\_\_

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 QCD



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 10/30/2012

Print Mark A. Pillius

☒ Unattested  
\_\_\_\_\_  
(verified by)

Sign Mark A. Pillius  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one