

This instrument was prepared by:  
Townes, Woods & Roberts, P.C.  
717 Kerr Drive / Post Office Box 96  
Gardendale, Alabama 35071  
(205) 631-4019

Send Tax Notice to:  
Richard F. Day  
146 Waterford Highland Trail  
Calera, AL 35040

**QUIT CLAIM DEED**

**STATE OF ALABAMA  
JEFFERSON COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of the sum of **One Dollar and other good and valuable consideration (\$1.00)** in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

**Bradley M. Woods, an unmarried man**

Hereby remises, releases, quitclaims, grants, sells, and conveys to

**Richard F. Day**

(hereinafter called Grantee), all his/her/their right, title, interest, and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to wit:

**Lot 478, according to the Survey of Waterford Highlands, Sector 3, Phase 2 as recorded in Map Book 32, Page 136, in the Probate Office of Shelby County, Alabama.**

**Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.**

**Subject to that certain mortgage dated 11-5-04 and recorded in Instrument No. 20041115000627340, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my/our hand(s) and seal(s), this 28<sup>th</sup> day of September 2012.

  
Bradley M. Woods

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General Acknowledgment

**STATE OF ALABAMA)  
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bradley M. Woods, an unmarried man**, whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the same bears date.


Given under my hand and official seal this 28<sup>th</sup> day of September 2012.

2/5/14  
My Commission Expires

  
Notary Public

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Shelby County, AL 10/30/2012  
State of Alabama  
Deed Tax: \$67.00

  
20121030000416210 1/2 \$82.00  
Shelby Cnty Judge of Probate, AL  
10/30/2012 10:46:09 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 Broad Woods  
Mailing Address 146 Waterford Highlands Trl  
Calera AL 35040

Grantee's Name Richard Day  
Mailing Address 146 Waterford Highlands Trl  
Calera AL 35040

Property Address 146 Waterford Highlands Trl  
Calera AL 35040

Date of Sale 9/28/12

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

or

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

or

Assessor's Market Value \$ 133,600

1/2 value 66,800.00

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 tax appraisal

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 10/30/12

Print Richard Day

Unattested Karen Nelson

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

