



20121031000419130 1/4 \$151.50
Shelby Cnty Judge of Probate, AL
10/31/2012 03:01:52 PM FILED/CERT

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STATE OF ALABAMA
SHELBY COUNTY

~~Return To~~ & Mail Tax Statements To:
WILLIE J. DONALD
433 SUMMERCHASE DRIVE
CALERA, AL 35040

Return TO:
America's Reverse Title Inc
4033 Tampa Rd, Ste 103
Oldsmar, FL 34677

*Source of Title
DEED Instrument
Number
20050211000068560*

Property Tax ID#: 22 8 33 0 002 082.000

QUIT CLAIM DEED

Know all men by these presents, WILLIE J. DONALD, TRUSTEE AND ROBERTA L. DONALD, TRUSTEE, OF WILLIE J. AND ROBERTA L. DONALD FAMILY TRUST, DATED December 1, 2003, whose address is 433 SUMMERCHASE DRIVE, CALERA, AL 35040, (hereinafter called Grantor) that for and in consideration of the sum of TEN

Dollars (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to WILLIE J. DONALD and ROBERTA L. DONALD, A MARRIED COUPLE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP whose post office address is 433 SUMMERCHASE DRIVE, CALERA, AL 35040, (hereinafter called Grantee) all my right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 433 SUMMERCHASE DRIVE, CALERA, AL 35040

To have and to hold to said GRANTEE forever.

Given under my hand this 28th day of September, 2012.

Willie J. Donald Individually as trustee
WILLIE J. DONALD, Individually & as Trustee

Roberta L. Donald Individually as trustee
ROBERTA L. DONALD, Individually & as Trustee

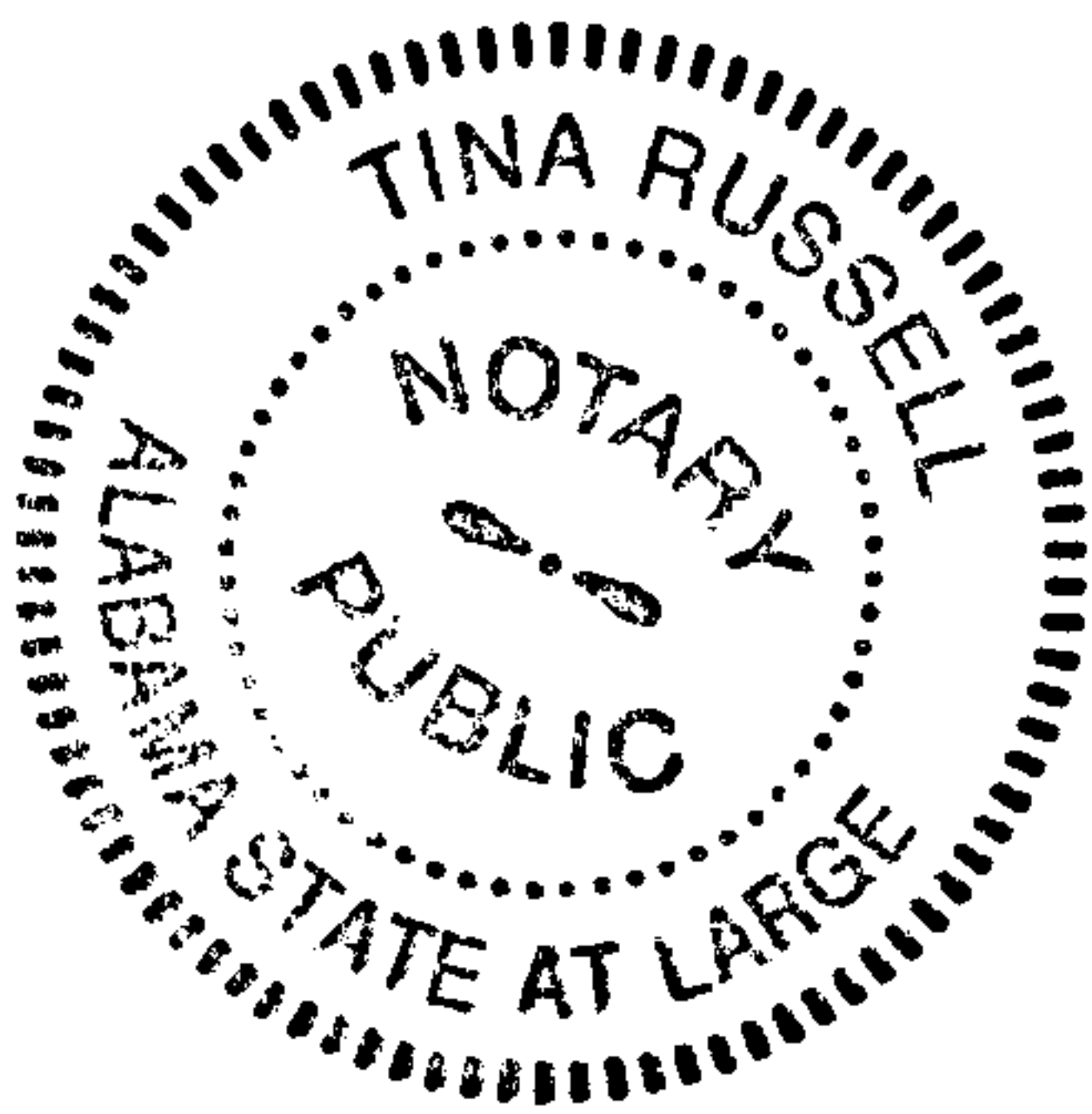
Shelby County, AL 10/31/2012
State of Alabama
Deed Tax: \$129.50

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STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
WILLIE J. DONALD AND ROBERTA L. DONALD, 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 and executed the same voluntarily on the day and the same
bears dated.

Given under my hand and official seal this the 28 day of September 2012.



Tina Russell
NOTARY PUBLIC Tina Russell
My Commission Expires: 2/15/2013

No title search was performed on the subject property by the preparer. The preparer of this deed makes
neither representation as to the status of the title nor property use or any zoning regulations concerning
described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey
was made at the time of this conveyance.

Prepared By: Sue Johnson
Curphey & Badger Law
c/o William E. Curphey, P.C.
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

“Exhibit A”

LOT 41, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 3, AS RECORDED IN
MAP BOOK 25, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

PARCEL ID NO. 22 8 33 0 002 082.000



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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 Willie Donald Trustee and Roberta L Donald Trustee
Mailing Address 433 SUMMERCHASE DRIVE
CALERA, AL 35040

Grantee's Name Willie S Donald and Roberta L Donald A married Couple Tenants By the Entirety with Rights of Survivorship
Mailing Address 433 SUMMERCHASE DRIVE
CALERA, AL 35040

Property Address 433 SUMMERCHASE DRIVE
CALERA, AL 35040

Date of Sale September 28, 2012
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 129,500.00



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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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other |
| ☐ Closing Statement | |

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 Shannon Nye

Unattested _____

Sign Shannon Nye

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1