



20121101000419550 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
11/01/2012 10:49:47 AM FILED/CERT



20120920000358820 1/2 \$188.00  
Shelby Cnty Judge of Probate, AL  
09/20/2012 12:02:24 PM FILED/CERT

This instrument was prepared by:  
D. Barron Lakeman  
Lakeman, Peagler, Hollett & Alsobrook, LLC  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

Send Tax Notice To:  
Joseph H. Spain, Jr.  
1017 Emerald Circle  
Birmingham, Alabama 35242

C O R R E C T E D  
QUIT CLAIM DEED

Shelby County, AL 09/20/2012  
State of Alabama  
Deed Tax: \$173.00

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **One Hundred Seventy Three Thousand and 00/100 Dollars (\$173,000.00)** in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Joseph H. Spain, Jr., A Married Man**, herein referred to as Grantor(s), do hereby remiss, release, and quit claim to **Rene Spain**, hereinafter called Grantee(s), all their right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 6, according to the survey of Emerald Mountain at Meadowbrook, Sector 1, as recorded in Map Book 22, Page 84, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and mining rights excepted.** \*This deed is re-recorded to correct that the Grantor only conveyed one-half of his interest of this property to the Grantee.  
Rosemary Spain having died on or about 15th day of October, 2007.  
**Subject to existing easements, current taxes, restrictions and covenants, Set-back lines, rights of way and mortgages, if any, of record.**

This description provided to D. Barron Lakeman by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

Given under my hand and seal this 19<sup>th</sup> day of JULY, 2012.

\_\_\_\_\_  
Joseph H. Spain, Jr.

STATE OF ALABAMA     )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph H. Spain, Jr.**, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19<sup>th</sup> day of JULY, 2012.



\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 3-3-16



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C O R R E C T E D

Real Estate Sales Validation Form

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

Grantor's Name Joseph H. Spain, Jr.  
Mailing Address 1017 Emerald Circle  
Birmingham, AL 35242

Grantee's Name Rene Spain  
Mailing Address 1017 Emerald Circle  
Birmingham, AL 35242

Property Address 1017 Emerald Circle  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$364000.00 (173000.00)

or  
Assessor's Market Value \$ \_\_\_\_\_  
half 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 Tax Records



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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 July 19, 2012

Print

Barron Lakeman

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

\* This Real Estate Sales Validation Form is being re-recorded to correct that the Grantor only conveyed one-half of his interest of this property to the Grantee. Rosemary Spain having died on or about 15th day of October, 2007.