


Send tax notice to:
ALAN G. LANCASTER
602 MORNING SUN DRIVE
BIRMINGHAM, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Ste A-2
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

QUIT CLAIM DEED


20121105000424070 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
11/05/2012 12:58:02 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:



That in consideration of SIXTY THOUSAND AND 00/100 DOLLARS (\$60,000.00) and other good and valuable consideration, in hand paid to the undersigned KYLE G. LANCASTER and SHANNON LANCASTER, husband and wife (hereinafter referred to as the "Grantor") by ALAN G. LANCASTER and DEBBIE M. LANCASTER, husband and wife, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all of his rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

UNIT 602, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 2001-40927, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "A" THERETO, SAID PLAN BEING FILED OR RECORD IN MAP BOOK 28, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS "EXHIBIT D" TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM.

SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, COVENENATS AND RESTRICTIONS OF RECORD.
SUBJECT TO CURRENT YEAR AD VALOREM TAXES, WHICH ARE NOT YET DUE AND PAYABLE

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 24th day of October, 2012

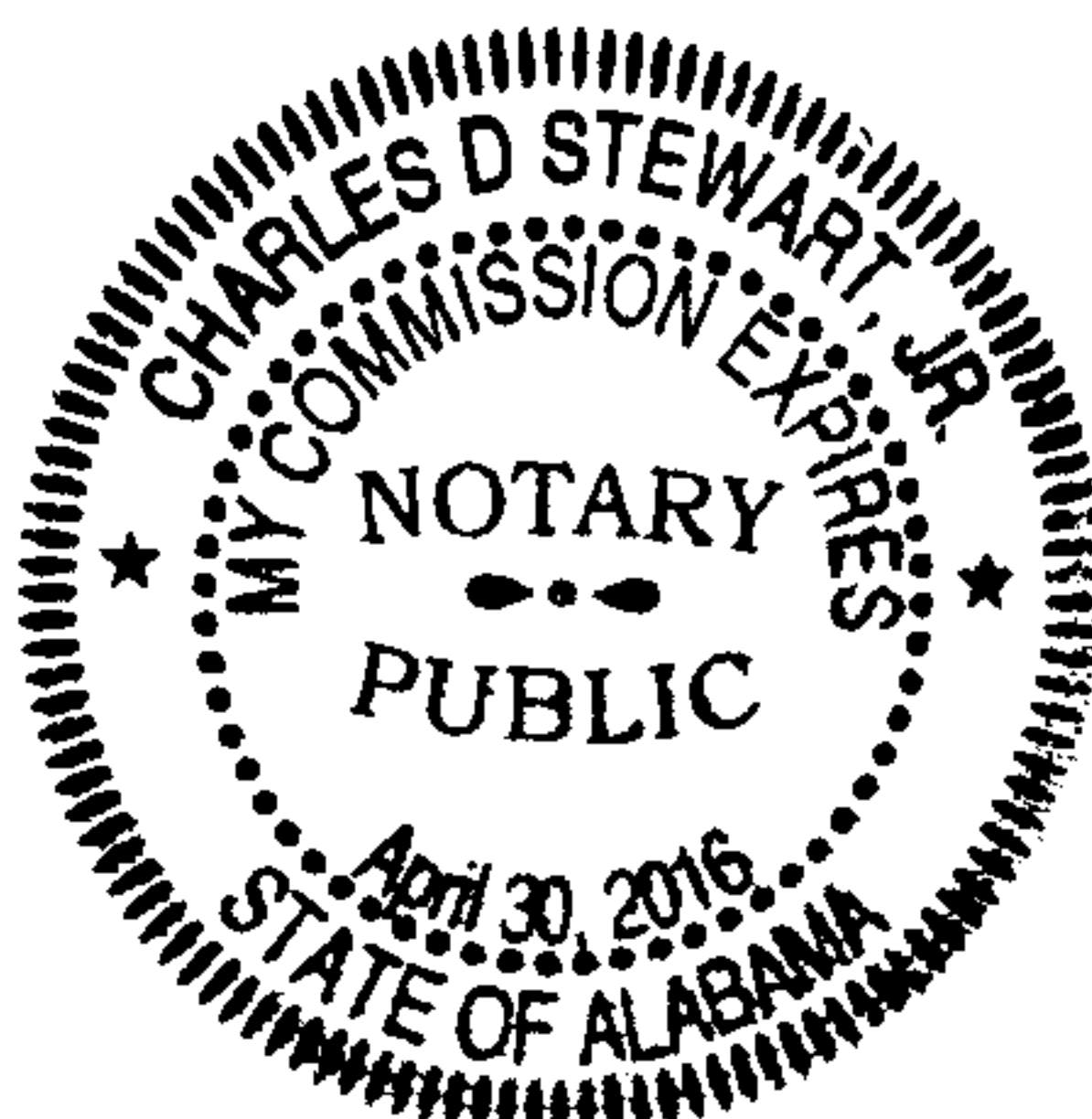

KYLE G. LANCASTER

SHANNON LANCASTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KYLE G. LANCASTER and SHANNON LANCASTER, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of October, 2012.

Shelby County, AL 11/05/2012
State of Alabama
Deed Tax: \$60.00



Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4-30-16

Real Estate Sales Validation Form

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

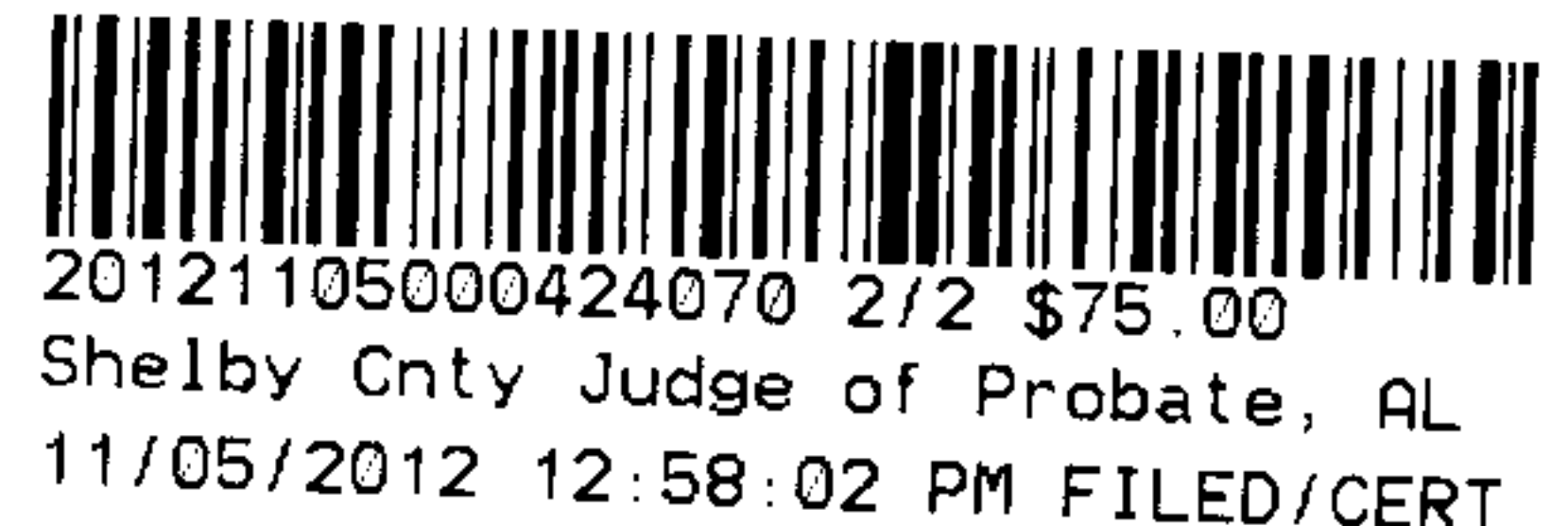
Grantor's Name Kyle & Lancaster
Mailing Address Shannon Lancaster

Grantee's Name Alan G. Lancaster
Mailing Address Debbie M Lancaster
602 Morning Sun Drive
B'ham AL 35242

Property Address 602 Morning Sun Dr
B'ham AL 35242

Date of Sale 10-24-12
Total Purchase Price \$ 60,000
or
Actual Value \$ - 1/2 value of property

or
Assessor's Market Value \$



The purchase price or actual value claimed on this form can be verified in the following evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other tax notice

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).

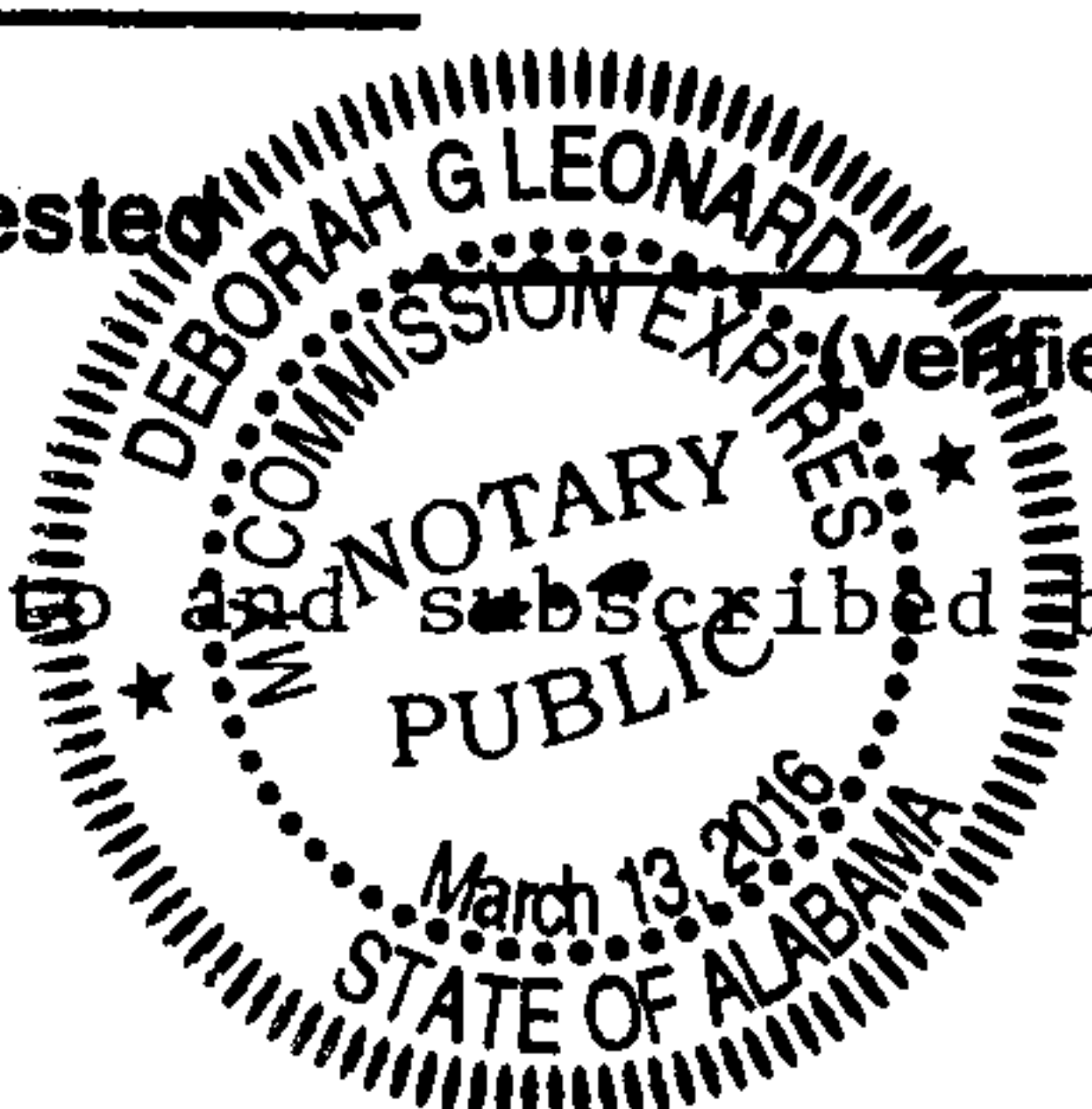
Date 10-24-12

Print Shannon Lancaster

Unattested (verified by)

Sign Shannon Lancaster
(Grantor/Grantee/Owner/Agent) circle one

Sworn to and subscribed before me this the 24th day of October, 2012



Notary Public

Form RT-1