

"To Clear Title"

**THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION OR LEGAL OPINION AND THE LEGAL DESCRIPTION IS BASED UPON INFORMATION PROVIDED BY THE GRANTEE HEREIN.**

**This Instrument prepared by:  
Tommy E. Tucker  
1616 Third Avenue North  
Bessemer, AL 35020**

**Send Tax Notice to: Charles Tucker  
928 Timberline Circle  
Calera, AL 35040**

**QUITCLAIM DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of \$10.00, and other good and valuable considerate, in hand paid by Charles H. Tucker, the undersigned Joann Tucker, a single woman, does remise, release, quitclaim and convey to Charles H. Tucker, a single man (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:

**Lot 34, according to the survey of FINAL PLAT TIMBERLINE PHASE 2 as recorded in Map Volume 29, Page 49, in the office of the Judge of Probate Shelby County, Alabama**

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under out hand and seal, this 14<sup>th</sup> day of September, 2009.

Joann Tucker (SEAL)

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **Joann Tucker**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of Sept, 2009.

Charles Tucker  
Notary Public



20121108000430910 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
11/08/2012 02:44:07 PM FILED/CERT

MY COMMISSION EXPIRES APRIL 22, 2012

Real Estate Sales Validation Form

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

Grantor's Name Jo Ann B. Tucker
Mailing Address

Grantee's Name Charles H. Tucker
Mailing Address 928 Timberline Circle
Calera, AL 35040

Property Address 928 Timberline Circle
Calera, AL 35040

Date of Sale 10-01-2012
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 377,300



20121108000430910 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/08/2012 02:44:07 PM FILED/CERT

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 To Clerk Title

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 10/1/12

Print Charles H. Tucker

Sign [Signature]

Unattested (verified by)

(Grantor/Grantee/Owner/Agent) circle one

