

THIS INSTRUMENT WAS PREPARED BY:  
Magic City Title  
3535 Grandview Parkway Suite 550  
Birmingham, Alabama 35243

SEND TAX NOTICE TO:  
William Scruggs, Jr., and Deborah Scruggs  
405 McCormack Way  
Birmingham, Alabama 35242

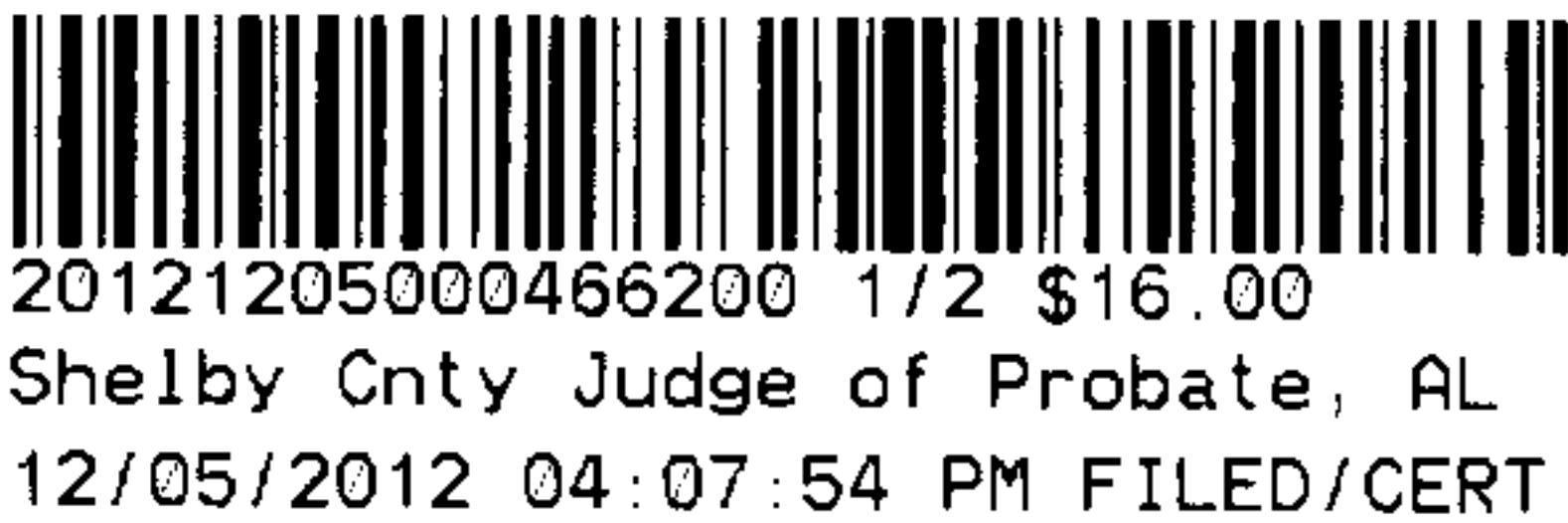
Quitclaim Deed

REPLACEMENT DEED

STATE OF ALABAMA  
SHELBY COUNTY

conveying interest in 20030428000259120  
showing correct legal Lot 324-A

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of:  
Ten (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby  
acknowledged, the undersigned **HPH Properties, LLC**, An Alabama Limited Liability  
Company does hereby remises, releases, quitclaims, grants, sells, and conveys to **William  
Scruggs, Jr., and Deborah Scruggs** (hereinafter called Grantee) all his/her/its right, title,  
interest and claim in or to the following described real estate, situated in Shelby County,  
Alabama, to wit:



**Lot 324-A according to a Resurvey of Lot 216 and Common Area Greystone Legacy  
2<sup>nd</sup> Sector and Lot 324 Greystone Legacy 3<sup>rd</sup> Sector, as recorded in Map Book 31,  
Page 55 in the Probate Office of Shelby County, Alabama.**

**Subject to:**  
**Ad valorem taxes for subsequent years not yet due and payable. Existing covenants  
and restrictions, easements, building lines and limitations of record:**

to have and to hold to said Grantee forever.

Given Under their hand and official seal, this 3<sup>rd</sup> day of Dec, 2012.

Witness:

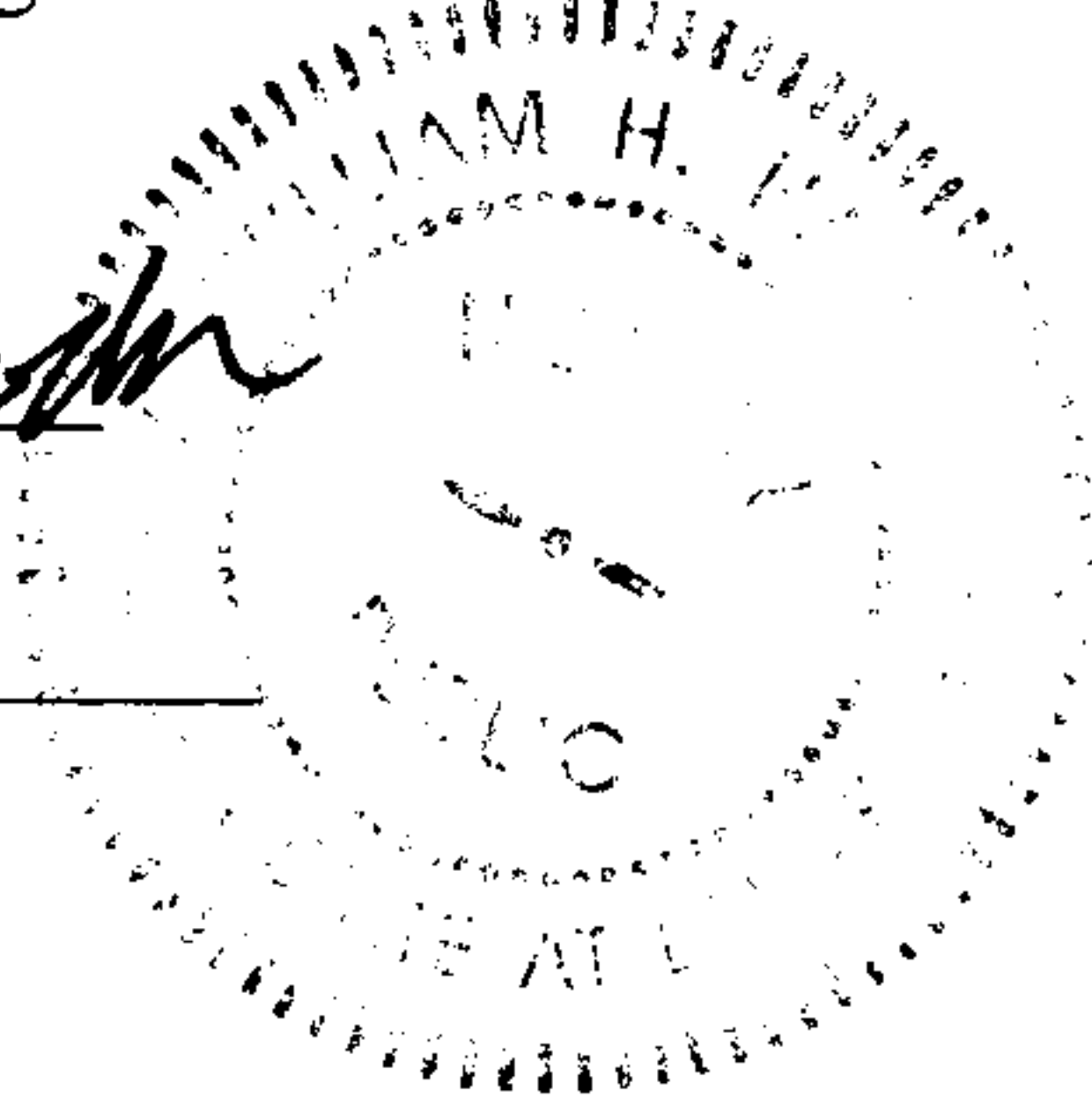
\_\_\_\_\_(Seal) Clark Parker \_\_\_\_\_(Seal)  
**Clark Parker,**  
**Member of HPH Properties, LLC**  
  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, William H. Halbrook, a Notary Public, in and for said County and State,  
hereby certify that **Clark Parker, member of HPH Properties, LLC** an Alabama  
limited liability company, is signed to the foregoing instrument and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the  
instrument, he as such with full authority, signed the same voluntarily for and as the act  
of said limited liability company acting in its capacity as Member of said limited liability  
company..

IN WITNESS WHEREOF, I have given Under their hand and official seal, this 3<sup>rd</sup>  
day of December, 2012.

William H. Halbrook  
Notary Public  
My commission expires \_\_\_\_\_





# Real Estate Sales Validation Form

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

Grantor's Name H P D Properties LLC  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name William & Deborah Scruggs  
Mailing Address 405 N. Carmack Way  
B'ham AL 35242

Property Address 405 N. Carmack Way  
B'ham AL 35242  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 6-30-2003

Total Purchase Price \$ 1,000.00

or

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

or

Assessor's Market Value \$ \_\_\_\_\_



20121205000466200 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
12/05/2012 04:07:54 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 replacement cert 20030428000 259120

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 \_\_\_\_\_

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1