

This Instrument Prepared By:
Lynn Campisi, P.C.
Attorney at Law
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

QUIT CLAIM DEED



20121206000467920 1/3 \$118.00
Shelby Cnty Judge of Probate, AL
12/06/2012 04:02:14 PM FILED/CERT

THE STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to **Mildred L. Hilley**, a widow, (GRANTOR) in hand paid by **Frances Hilley**, (GRANTEE) the receipt whereof is hereby acknowledged, I, **Mildred L. Hilley**, a widow, do remise, quit claim and convey to the said **Frances Hilley**, all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 23, according to the survey of Oakwood Village, Phase Two as recorded in Map Book 20, Page 81, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Ad Valorem taxes for the year 2003 and subsequent years, said taxes being a lien but not due and payable until October 1, 2003.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

THE GRANTOR HEREIN RESERVES A LIFE ESTATE IN SAID PROPERTY FOR THE DURATION OF THE GRANTOR'S LIFE.

THE PROPERTY HEREIN CONVEYED IS THE HOMESTEAD RESIDENCE OF THE GRANTOR.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

This deed is recorded to show the record owner of said property following the delivery of sequential and partial interest deeds by the Grantors to the Grantee such that the Grantee is now the owner of 100% of the said property.

The value of the property conveyed herein is:

\$99,800.00

Shelby County, AL 12/06/2012
State of Alabama
Deed Tax: \$100.00

TO HAVE AND TO HOLD to the said **Frances Hilley**, her heirs and assigns forever.

IN WITNESS WHEREOF, **Mildred L. Hilley** has hereunto set her hands and seal, this
15th day of May, 2003.

Mildred L. Hilley (SEAL)
Mildred L. Hilley

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

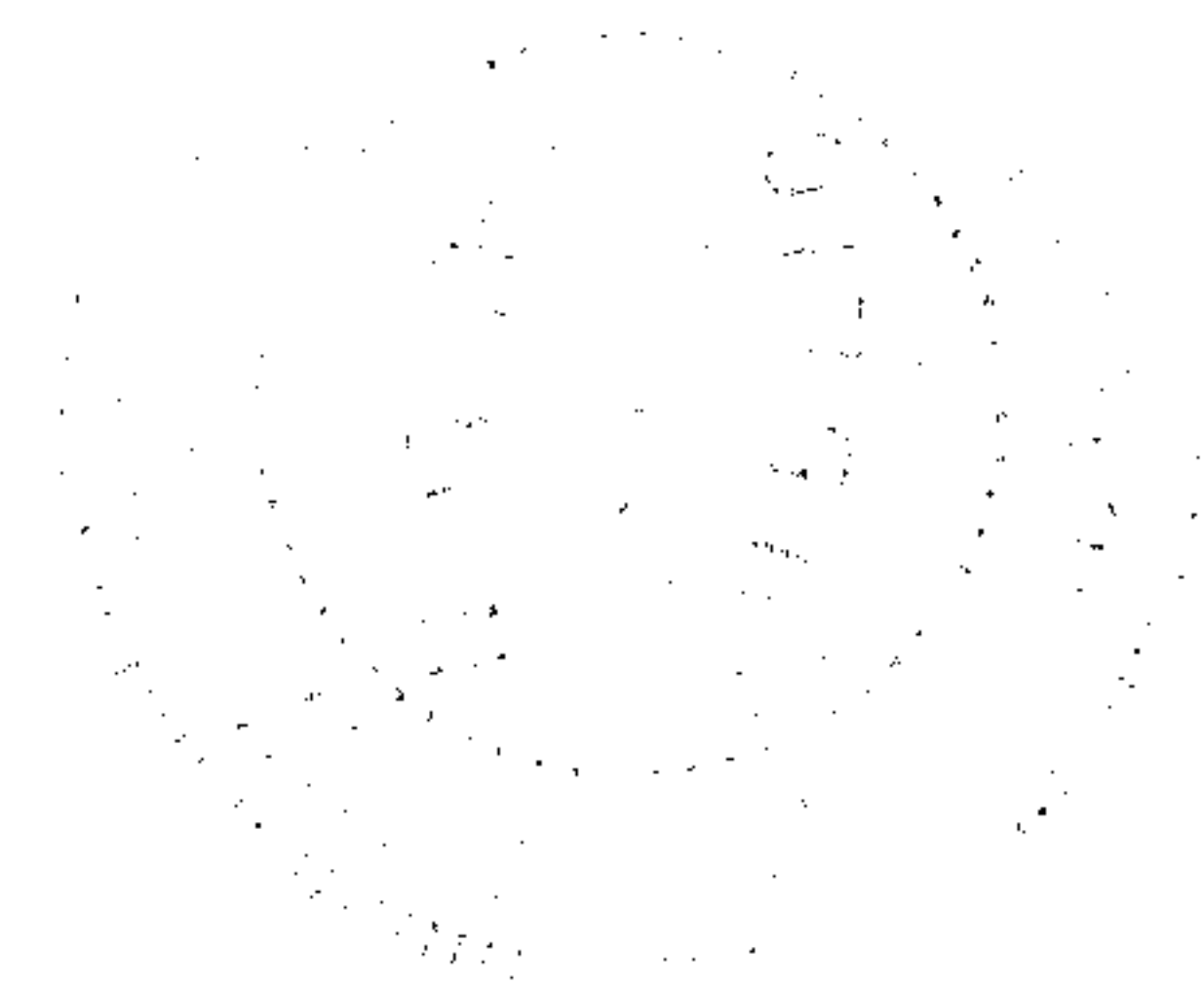
I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Mildred L. Hilley**, a widow, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, she, with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 15th day of May,
2003.

[Signature]

Notary Public: 6-16-04
My Commission Expires: _____

(SEAL)



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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 Mildred L. Hilley
Mailing Address 109 High Hampton Dr
Pelham AL 35124

Grantee's Name Frances Hilley
Mailing Address 108 Red Oak Ln.
Alabaster AL 35007

Property Address 108 Red Oak Ln.
Alabaster AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 99,800.00

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 Tax Assessor's FMV
☐ Closing Statement

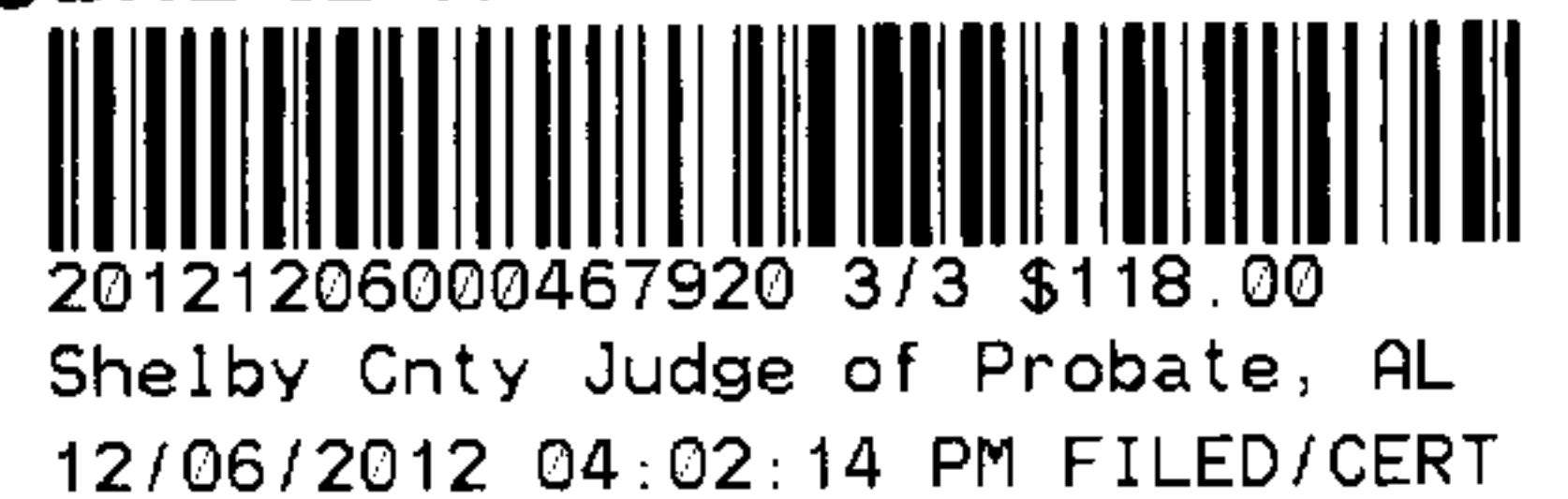
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 any



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 Frances HILLEY

Unattested

Sign Frances A. Hilley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1