

QUITCLAIM DEED

(FROM HUSBAND TO HUSBAND (HIMSELF) AND SPOUSE (WIFE))

KNOW ALL MEN BY THESE PRESENTS THAT:

IN GOOD AND VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00) and other good and valuable considerations, cash in hand paid, hereby acknowledge that JOSEPH D. EPPERSON, SR. herein referred to as GRANTER does hereby release, quitclaim, grant and convey to JOSEPH D EPPERSON, SR (HUSBAND) and MARY EPPERSON (WIFE) as JOINT TENANTS with RIGHTS OF SURVIVORSHIP and herein and after referred to as GRANTEES the following lands and properties located in the STATE OF ALABAMA, in the COUNTY OF SHELBY, in the area now known as STERRETT, the property currently known as of the year 2011 as:

PARCEL #: 09 1 11 0 000 012.005

OWNER: EPPERSON, JOSEPH (as listed on current property deed)

ADDRESS: 349 LILLY DRIVE

STERRETT, AL 35147

Residential Lot/NO IMPROVEMENTS - Acres: 2.020

METES AND BOUNDS: BEG 406.61 N OF SW COR E1/2 NE1/4 SE1/4 CON N231.93 E379.38 S231.93 W379.38 TO POB


Excepting any gas, oil, mineral rights, etc., and any rights-of-way, covenants, mineral reservations, etc., of record that I, as GRANTOR, have no right to convey.

TO HAVE AND TO HOLD to the said GRANTEES as JOINT TENANTS, with rights of survivorship,


their heirs, personal representative, executors and assigns forever; it being the Intention of the parties of this conveyance that in the event one GRANTEE herein listed survives the other, then the entire interest in fee simple shall pass to the surviving GRANTEE.

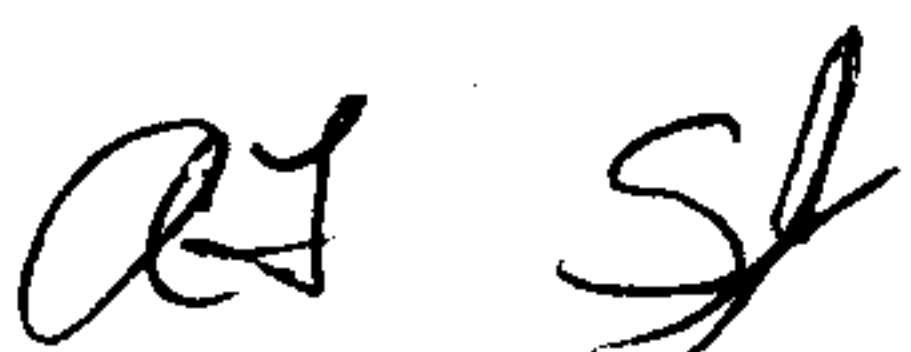
If one GRANTEE does not survive the other, then the property shall pass to the heirs and assigns as provided for in the LAST WILL AND TESTAMENT of the last to die of the GRANTEES.

Shelby County, AL 12/20/2012
State of Alabama
Deed Tax: \$8.00


20121220000486940 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
12/20/2012 02:20:36 PM FILED/CERT

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 INITIALS OF GRANTOR

 Witness INITIALS

The property conveyed is part of the homestead of GRANTOR AND GRANTEES and the conveyance is joined by both husband and wife.

This document was prepared by Odell Howard, 1028 Old Mill Run, Leeds, AL 35094 for the use of Joseph D Epperson, Sr and Mary Epperson.

GRANTOR: Joseph Epperson
JOSEPH D EPPERSON, SR

DATE: March 12, 2012

Witness 1 Andy Johnson
ANDY JOHNSON
1064 DUNNAVANT VALLEY RD
BIRMINGHAM AL 35242

Witness 2 Sylvia Johnson
SYLVIA JOHNSON
1064 DUNNAVANT VALLEY
BIRMINGHAM AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

I, a Notary Public, hereby certify that JOSEPH D EPPERSON, SR., whose name is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily on this signature date.


Given under my hand this 03/12/12 NOTARY: Carmi Person

My commission expires on 06/07/13

SEAL

GRANTORS (Husband)
Joseph D Epperson, Sr
349 Lilly Dr
Sterrett, AL 35147

GRANTEES (Husband and Wife)
Joseph D Epperson, Sr AND Mary Epperson
349 Lilly Dr
Sterrett, AL 35147


20121220000486940 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
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Mail Tax Notices to GRANTEES

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 Epperson
Mailing Address 349 Lilly Dr
Sterrett
35147

Grantee's Name Mary Epperson
Mailing Address 349 Lilly Dr
Sterrett AL
35147

Property Address 349 Lilly Dr
Sterrett AL
35147

Date of Sale 03-12-2012
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 15,990.

$1/2 = 7995.00$

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
 Sales Contract
 Closing Statement

Appraisal
 Other



20121220000486940 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
12/20/2012 02:20:36 PM FILED/CERT

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 12/20/12

Print Mary Epperson

Unattested _____
(verified by)

Sign Mary Epperson
(Grantor/Grantee/Owner/Agent) circle one